

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name: NED NELSON, Address: 11773 SD NOISE DIVINE NE, Phone: 425-444-6792, Email: nednelson@msn.com

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below).

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record: _____ Company: _____ Phone: _____

SOILS / GEOTECHNICAL: Special Inspector: _____ Company: _____ Phone: _____

REINFORCED CONCRETE: Special Inspector: _____ Company: _____ Phone: _____

STRUCTURAL STEEL: Special Inspector: _____ Company: _____ Phone: _____

STRUCTURAL MASONRY: Special Inspector: _____ Company: _____ Phone: _____

WOOD: Special Inspector / Engineer of Record: _____ Company: _____ Phone: _____

OTHER SPECIAL INSPECTIONS: Special Inspector: _____ Company: _____ Phone: _____

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Whole house ventilation, Energy Credit Information, RECPC Form Information, Air Leakage Testing, Duct Leakage Testing, Postconstruction Test, Rough-in Test.

TO BE COMPLETED BY DSG

PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.

PERMITS AND INSPECTIONS: Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, NFPA 13D, NFPA 13R, NFPA 13, FCA1-FCA4.

PLUMBING AND ELECTRICAL: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required.

ON SITE DETENTION: On site detention system required, On site infiltration system required, As-built Utility drawings required, Full Size drawings required.

SEWER: Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim.

PERMITS: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2.

SURVEY: Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered.

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Engineer: SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.

Permit number, Approved by, Date

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "s" require a separate permit. It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

INSPECTIONS: (Listed in order of typical sequencing) Pre-construction Meeting to Review Conditions of Permit Approval, Tree protection, Erosion control, Sewer disconnect and cap, Right-of-way use or work / easement, Land clearing, grading and demolition, Temporary power, Piling / Shoring / Shotcrete, Footings, setbacks, UFER ground, Foundation walls / concrete columns, Roof and footing drains, Foundation damproofing, Storm drainage, Water Service, Water Supply, Water as-built drawings, Side sewer installation, Driveway / Access road, Underslab electrical / mechanical / plumbing, Underslab insulation / vapor barrier / reinforcing, Underfloor framing, Nailing-Roof sheathing, Nailing-Exterior wall and Shearwall, Rough hydronic installation, Rough electric installation, Rough fire alarm, Rough plumbing installation, Rough mechanical, Gas Piping, Rough fire sprinkler / hydrostatic and flow (bucket) test, Framing and glazing, Masonry construction, Insulation installation, Stucco (paper and lath), Shower pan (or tub), Miscellaneous, Code Alternative CA1, Code Alternative CA2, Impact Fees Paid.

Final Inspection: Tree Restoration, Final Inspection: Fire protection, Final Inspection: Water supply protection, Final Inspection: Site and utility.

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

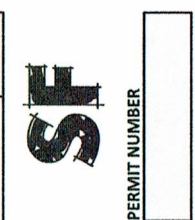
Call the appropriate contact to arrange the inspection. Required inspection(s), Contact, Phone, Scheduling.

If applicable, Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first.

TO BE COMPLETED BY DSG

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT



Issued after all required inspections have been performed and approved. PERMIT NUMBER, Date

PROJECT NAME: HEADRICK RESIDENCE PH 2, PROJECT ADDRESS: 8822 SE 62nd ST.

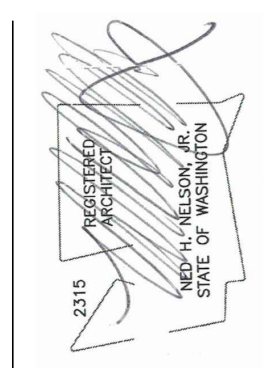
APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES. Approved, Date

HEADRICK RESIDENCE

8822 S.E. 62ND STREET, MERCER ISLAND, WA. 98040

Ned Nelson, Architect

11773 Sunrise Drive NE
Bainbridge Island, WA 98110
telephone: 425.444.6782
email: nednelson@msn.com



HEADRICK RESIDENCE

**8822 S.E. 62ND STREET,
MERCER ISLAND, WA. 98040
PHASE II**

PROJECT INFORMATION

ADDRESS: 8822 62ND STREET, MERCER ISLAND, WA 98040
TAX ID 865050-0040

REFERENCE FOR PHASE I: PHASE I PERMIT #1905-249 CAO 19-014

ZONING: R-9.6 8000 SF GFA ALLOWED.

AREA SUMMARY, LOT COVERAGE, GROSS FLOOR AREA & HARDSCAPE SEE SHEET A2.2

SCOPE OF WORK: PHASE 2
ALL PHASE 2 CONSTRUCTION IS OUTSIDE OF NEW CRITICAL AREA ORDINANCE BUFFER AND SETBACK CURRENTLY REQUIRED BY CODE. PHASE 1 CONSTRUCTION (PERMIT # 1905-249 and CAO19-014) WAS DESIGNED AND PERMITTED UNDER THE OLD CRITICAL AREAS ORDINANCE.
ALL OF PHASE TWO CONSTRUCTION OCCURS OUTSIDE OF ALL CRITICAL AREA BUFFER AND SETBACK CURRENTLY REQUIRED BY CODE.

TREE REMOVAL:
NO NEW TREES ARE ANTICIPATED TO BE REMOVED AS PART OF PHASE 2. ALL TREES REQUIRING REMOVAL WERE REVIEWED AS PART OF PHASE 1; PERMIT # 1905-249

PHASE TWO PROPOSED WORK
NEW ONE STORY RESIDENCE WITH PARTIAL SECOND FLOOR BEDROOMS
ATTACH TO NEW GARAGE PERMITTED UNDER PHASE 1 OF THIS PROJECT: #1905-249

- DEMOLISH RESIDENCE, EXCEPT FOR FULL BASEMENT FOUNDATION WALLS
- CONSTRUCT NEW RESIDENCE USING A COMBINATION OF EXISTING BASEMENT FOUNDATION AND NEW FOUNDATIONS.
- COMPLETE DECKING FROM RESIDENCE TO POOL
- COMPLETE STORM DRAINAGE AND RELATED BIO PLANTERS

BUILDING CODES

REQUIRED CODES: IBC 2018, IRC 2018

ENERGY ENVELOPE: SEE ENERGY SHEET A1.2 & A1.3

NOTE: AVERAGE BUILDING ELEVATION / ON SITE PLAN SHEET A2

CONSTRUCTION: VB - FULLY SPRINKLERED (TYPE R FIRE SPRINKLER SYSTEM WILL BE ADDED FOR PHASE ONE & PHASE TWO COMPLETE).

NOTE: LOT SLOPE CALCULATION / ON SITE PLAN SHEET A2

SURVEY / ACCURACY STATEMENT:

AS-BUILT SURVEY NOTE:
PRIOR TO FINAL INSPECTION AS-BUILT SURVEY

- PROVIDE IMPERVIOUS SURFACE, LOT COVERAGE, AND HARDSCAPE SURVEY
- PROVIDE PROPERTY LINE / SETBACK SURVEY

FIRE PROTECTION

13 R RESIDENTIAL SPRINKLER STANDARD

These design standards have been adopted by the Mercer Island Fire Department and have been established for the design and installation of sprinkler systems for one- and two-family dwellings, zero lot line townhomes and manufactured homes.

The 2010 edition of NFPA 13, NFPA 13D, and NFPA 13R shall be used unless specifically noted otherwise. The current Mercer Island-adopted building and fire codes shall be used. See Mercer Island Municipal Code Title 17.

NFPA 13R PLUS - FIRE SPRINKLER SYSTEM REQUIREMENTS

All requirements of NFPA 13R and the following additions and modifications are required.

- Water supply**
A 1 1/2" minimum water meter and 2" minimum service line is required for all 13R Plus sprinkler Systems. This is the minimum requirement and the sprinkler calculations for the project shall determine the **actual** meter and service line size. The Plumbing Code may still require a larger size. A water meter permit will not be issued until the sprinkler permit is approved. To reduce delays, sprinkler plans shall be completed as early in the process as possible.
- Back Flow Preventer**
A 1 1/2" minimum Backflow preventer and Riser is required.
- Fire Department Connection (FDC)**
A 1 1/2" hose connection is required in a visible location beside the garage door. The check valve shall remain accessible for service. The FDC pipe run shall be a minimum of 1 1/2" and shall maintain that size all the way to the riser.
- Water Flow Alarm**
The sprinkler system shall have installed a means of notification for a water flow event.

INTERIOR: You may connect the water flow switch to the sounder side of the line voltage smoke alarms. Firex smoke detectors use part # 0498 and Kidde with relay/power supply module SM120X are currently approved for this purpose.

If you cannot interface the water flow switch to smoke alarms then a separate horn or bell is required to be located on each level including the basement or lowest level of the structure for occupant water-flow notification to a minimum of 75 dBA in the sleeping rooms.

EXTERIOR: An exterior grade 8" Potter bell or equivalent shall be installed. This shall be above the FDC.

- Garage Coverage**
Full coverage of attached garages is required. It is expected that all heads will operate in the event of a car fire within the garage and the system shall be designed to provide adequate flow. Any garages with more than 4 heads in them need to be piped in a manner that a larger flow is available than would be normally designed. An 1 1/2" feed shall be provided from the riser to any heads greater than 4 within the garage.
- Sprinkler System Drain**
The system drain shall be piped all the way to the exterior of the building and not cause damage to landscaping while water is flowing. *Hose connections are not allowed.*
- Spare Head Box**
A cabinet containing a minimum of two spare heads of each type and a sprinkler wrench shall be provided.
- Storage Room**
Any crawlspace that has a concrete floor and a full size door shall be presumed to be a future storage room and sprinkler coverage shall be provided.
- Bathroom Coverage**
All bathrooms regardless of size shall be covered.
- Closet Coverage**
All closets in common areas or egress pathways shall be covered.
- Water Flow Monitoring**
Water flow monitoring by a Central Station is required.

- Decks, balconies and patio Coverage**
Where a roof or deck is provided above, sprinklers shall be installed to protect attached exterior balconies, attached exterior decks, and ground floor patios serving a dwelling unit.

ENERGY NOTES

- WHOLE HOUSE VENTILATION: PROVIDE CONTINUOUSLY OPERATING HEAT RECOVERY VENTILATION SYSTEM . DUCTED SYSTEM SHALL DISTRIBUTE OUTSIDE AIR TO ALL HABITABLE ROOMS.
- LOCAL EXHAUST: PROVIDE SOURCE SPECIFIC INTERMITTENT/CONTINUOUS VENTILATION AT KITCHEN, BATHS, AND LAUNDRY. PROVIDE REQUIRED CONTROLS AS APPLICABLE. BACK-DRAFT DAMPERS AND NOISE RATINGS SHALL NOT EXCEED 1.0 SONE RATING.
- BUILDING AIR LEAKAGE: PROVIDE CONTINOUS AIR BARRIER. ALL EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER-STRIPPED OR GASKETED AND SEALED. JOINTS AND OPENINGS IN ENVELOPE SHALL BE SEALED, CAULKED, ALL RECESS LIGHTING AT BUILDING ENVELOPE SHALL BE APPROVED FIXTURE AND INSTALLED WITH GASKETS OR SEALED. ENSURE ALL ELEC BOXES ETC SHALL BE GASKETED, SEALED OR CAULKED. AIR LEAKAGE SHALL CONFORM TO ENERGY FORMS ON SHEET A 1.2
- INSULATION: FILL ALL CAVITIES. PROVIDE 1" MINIMUM AIR SPACE AT EXTERIOR BATT INSULATION
- MOISTURE CONTROL: VAPOR BARRIER INSTALLED ON WARM SIDE OF INSULATION. PROVIDE VAPOR BARRIER AT NEW CRAWL SPACE AND/OR NEW CONCRETE SLAB ON GRADE.
- DUCT TEST: AS APPLICABLE. COMPLETED CERTIFICATE SHALL BE POSTED PERMANENTLY AND PROIR TO FINAL INSPECTION.
- WATER HEATER: EFFICIENT WATER HEATER,, SEE SHEET A 1.2
- THERMOSTAT: PROVIDE PROGRAMMABLE THERMOSTAT (7 DAY)
- LIGHT FIXTURES: PROVIDE HIGH EFFICIENCY (LED LUMINAIRES) MINIMUM 75% OF TOTAL FIXTURES IN DWELLING UNIT.
- SHOWERS / PLUMBING SHALL BE EQUIPPED WITH FLOW CONTROL DEVICES TO LIMIT TOTAL WATER FLOW RATE.
- DRYER EXHAUST: VENT DRYER TO EXTERIOR. SIZE AND LENGTH CONFORM TO MFG RECOMMENDATION. PROVIDE BACKDRAFT DAMPER

OWNER: Greg & Jennifer Headrick / 8822 S.E. 62nd Street, Mercer Island, WA 98040

DESIGN CONSULTANTS
ARCHITECTURE: Ned Nelson, Architect / 11773 Sunrise Drive NE, Bainbridge Island, Washington 98110
425.444.6782 / nednelson@msn.com

STRUCTURAL: QUANTUM CONSULTING ENGINEERING / 1511 THIRD AVENUE SUITE 323, SEATTLE, WA 98101
206.957.3900 / 206.957.3901 fax

CIVIL: BUSH, ROED & HITCHINGS, INC. Ted Dimof, PE / Engineering Division Manager / Principal
2009 Minor Avenue East, Seattle, WA 98102
206.323.4144 / 206.720.3572 / tedd@brhinc.com

GEOTECHNICAL ENGINEER: GEOTECH CONSULTANTS / Robert Ward / 2401 10th Ave E, Seattle, WA 98102
425.747.5618 / geotech@geotechnw.com

SURVEYOR: TERRANE Edwin J.Green Jr. / 10801 Main Street, Suite 102, Bellevue, WA 98004
425.458.4488 / support@terrane.net

INDEX TO DRAWINGS

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A1.2	ENERGY	S2.2	SECOND L. & LOWER ROOF FRAMING PLAN
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AS-BUILT SURVEY NOTE:
PRIOR TO FINAL INSPECTION AS-BUILT SURVEY

- PROVIDE IMPERVIOUS SURFACE, LOT COVERAGE, AND HARDSCAPE SURVEY
- PROVIDE PROPERTY LINE / SETBACK SURVEY

REVISED: 04-28-2022

REVISIONS:

Mark	Date

DATE: 04-28-22

PROJECT INFORMATION

SHEET:
A1

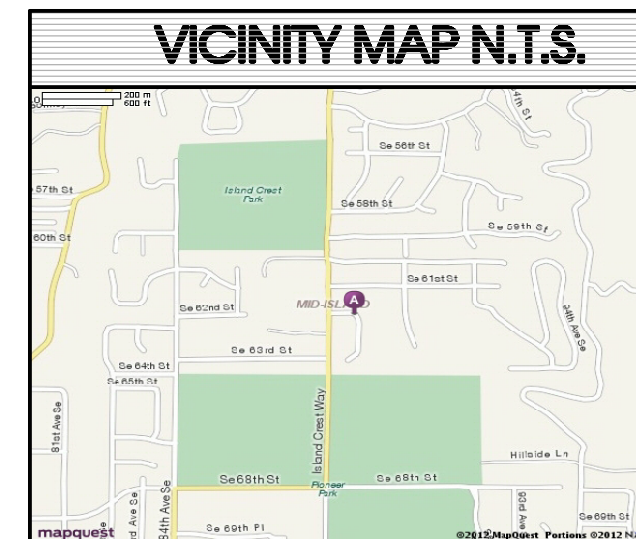
LEGAL DESCRIPTION

METHOD OF SURVEY

TOPOGRAPHIC & BOUNDARY SURVEY

(PER CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 0134363-ETU, DATED AUGUST 23, 2018)
 LOT 8, BLOCK 1, TIMBERLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.



SCHEDULE B ITEMS

BEARING MERIDIAN

VERTICAL DATUM

A BEARING OF S88°43'21"E ON THE CENTERLINE OF S.E. 63RD STREET, PER THE PLAT OF TIMBERLAND ADDITION, AS RECORDED IN VOLUME 19 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WA.

CITY OF MERCER ISLAND BENCH MARK NO. 2289
 (NAVD 88) (VISITED 08-06-12)
 FOUND "1/2" COPPER PIN IN CONC (DN 1.5"). LOCATED SE 63RD ST, OPP HSE #8817.
 ELEVATION = 292.97'

ITEM 1
 COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF TIMBERLAND, RECORDED IN VOLUME 52 OF PLATS, PAGE 20; RECORDING NO.: 4393506 (BLANKET IN NATURE)

ITEM 2
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON
 PURPOSE: INGRESS AND EGRESS, SOLELY FOR MAINTAINING, OPERATION, REPAIRING AND REPLACING SANITARY SEWER AND STORM DRAINAGE PIPE AND LINES
 RECORDING DATE: FEBRUARY 23, 1982
 RECORDING NO.: 8202230542

ITEM 3
 A PORTION OF SAID PREMISES (PLOTTED)

ITEM 4
 SANITARY SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: SEPTEMBER 14, 1988
 RECORDING NO.: 8809140722 (PLOTTED)

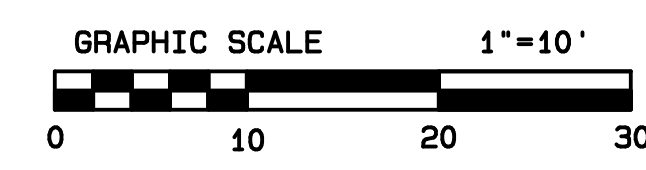
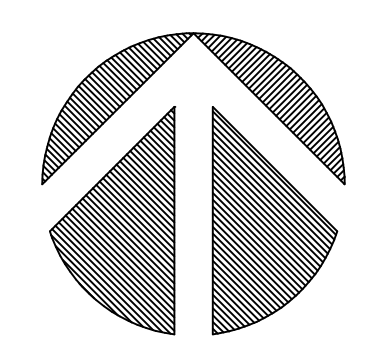
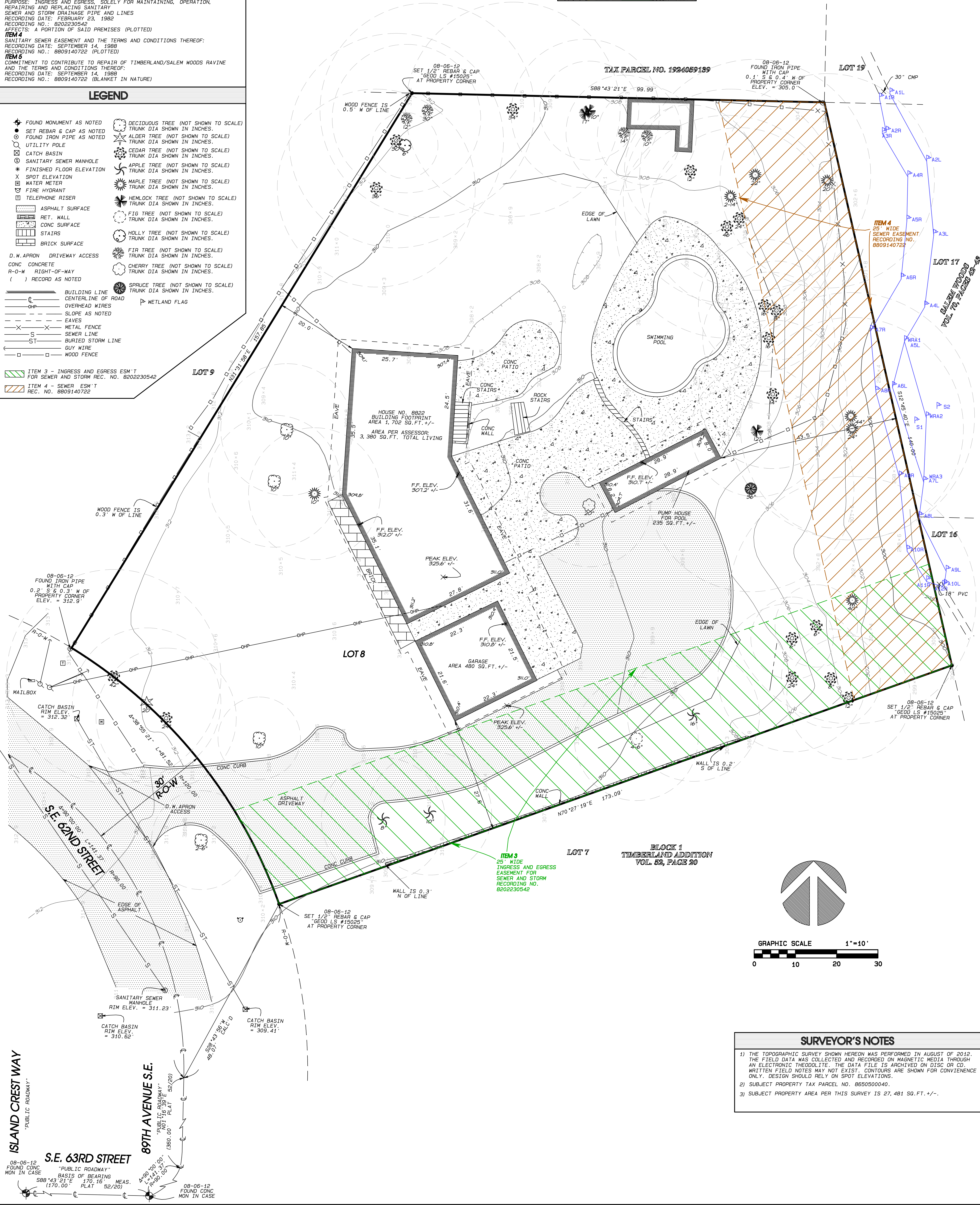
ITEM 5
 COMMITMENT TO CONTRIBUTE TO REPAIR OF TIMBERLAND/SALEM WOODS Ravine AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: SEPTEMBER 14, 1988
 RECORDING NO.: 8809140722 (BLANKET IN NATURE)

LEGEND

- FOUND MONUMENT AS NOTED
- SET REBAR & CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- SPOT ELEVATION
- WATER METER
- FIRE HYDRANT
- TELEPHONE RISER
- ASPHALT SURFACE
- RET. WALL
- CONC SURFACE
- STAIRS
- BRICK SURFACE
- D.W. APRON DRIVEWAY ACCESS
- CONC CONCRETE
- R-O-W RIGHT-OF-WAY
- () RECORD AS NOTED
- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- APPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- FIG TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- HOLLY TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- CHERRY TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- SPRUCE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
- BUILDING LINE
- CENTERLINE OF ROAD
- OVERHEAD WIRES
- SLOPE AS NOTED
- EAVES
- METAL FENCE
- SEWER LINE
- BURIED STORM LINE
- GUY WIRE
- WOOD FENCE
- WETLAND FLAG

ITEM 3 - INGRESS AND EGRESS ESM T FOR SEWER AND STORM REC. NO. 8202230542

ITEM 4 - SEWER ESM T REC. NO. 8809140722



SURVEYOR'S NOTES

- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2012. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2) SUBJECT PROPERTY TAX PARCEL NO. 8650500040.
- 3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 27,481 SQ. FT. +/-.

ISLAND CREST WAY
 PUBLIC ROADWAY

S.E. 62ND STREET
 "PUBLIC ROADWAY"
 BASIS OF BEARING
 S88°43'21"E 170.16 MEAS.
 PLAT 52/20

89TH AVENUE S.E.
 "PUBLIC ROADWAY"
 BASIS OF BEARING
 S88°43'21"E 170.16 MEAS.
 PLAT 52/20

S.E. 63RD STREET
 "PUBLIC ROADWAY"
 BASIS OF BEARING
 S88°43'21"E 170.16 MEAS.
 PLAT 52/20

JOB NUMBER: 12421
 DATE: 08/13/2012
 DRAFTER: V.L.J.
 CHECKED BY: E.J.G.
 SCALE: 1" = 10'
 REVISION HISTORY
 DATE: 09/19/2018
 DATE: 09/13/2019

Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
 SE 1/4 OF THE SW 1/4 OF SEC. 19, TWP. 24N., RGE. 5E., W.M.
 CITY OF MERCER ISLAND, KING COUNTY, WA.

HEADRICK RESIDENCE
 8822 S.E. 62ND STREET
 MERCER ISLAND, WA. 98040

measure success

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information
Headrick Residence 8822 S.E. 62nd St - Mercer Island, WA	

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.
Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative	Date
---------------------------	------

All Climate Zones (Table R402.1.1)		
R-Value ^a	U-Factor ^a	
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^a	n/a	0.50
Glazed Fenestration SHGC ^{b,c}	n/a	n/a
Ceiling ^d	49	0.026
Wood Frame Wall ^{a,h}	23 int	0.056
Floor	30	0.029
Below Grade Wall ^{c,h}	10/15/21 int + TB	0.042
Slab ^{a,i} R-Value & Depth	10, 2 ft	n/a

R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

a The fenestration U-factor column excludes skylights.

b "10/15/21 +STB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall on the interior of the basement wall. "10/15/21 +STB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "STB" means R-5 thermal break between floor slab and basement wall.

c R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

d For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

e R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

f For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

g Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

2018 Washington State Energy Code – Residential
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Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: 3 credits**
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- Medium Dwelling Unit: 6 credits**
All dwelling units that are not included in #1 or #3
- Large Dwelling Unit: 7 credits**
Dwelling units exceeding 5,000 sf of conditioned floor area
- Additions less than 500 square feet: 1.5 credits**
All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA ^b	0.0	<input type="checkbox"/>
2	Heat pump ^c	1.0	<input type="checkbox"/>
3	Electric resistance heat only - furnace or zonal	-1.0	<input type="checkbox"/>
4	DHP with zonal electric resistance per option 3.4	0.5	<input type="checkbox"/>
5	All other heating systems	-1.0	<input type="checkbox"/>

Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category ^d	User Notes
1.1	Efficient Building Envelope	0.5	<input type="checkbox"/>
1.2	Efficient Building Envelope	1.0	<input type="checkbox"/>
1.3	Efficient Building Envelope	0.5	<input type="checkbox"/>
1.4	Efficient Building Envelope	1.0	<input type="checkbox"/>
1.5	Efficient Building Envelope	2.0	<input type="checkbox"/>
1.6	Efficient Building Envelope	3.0	<input type="checkbox"/>
1.7	Efficient Building Envelope	0.5	<input type="checkbox"/>
2.1	Air Leakage Control and Efficient Ventilation	0.5	<input type="checkbox"/>
2.2	Air Leakage Control and Efficient Ventilation	1.0	<input type="checkbox"/>
2.3	Air Leakage Control and Efficient Ventilation	1.5	<input type="checkbox"/>
2.4	Air Leakage Control and Efficient Ventilation	2.0	<input type="checkbox"/>
3.1 ^a	High Efficiency HVAC	1.0	<input type="checkbox"/>
3.2	High Efficiency HVAC	1.0	<input checked="" type="checkbox"/>
3.3 ^a	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.4	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.5	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.6 ^a	High Efficiency HVAC	2.0	<input type="checkbox"/>
4.1	High Efficiency HVAC Distribution System	0.5	<input type="checkbox"/>
4.2	High Efficiency HVAC Distribution System	1.0	<input type="checkbox"/>

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Single Family – New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)			
Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category ^d	User Notes
5.1 ^d	Efficient Water Heating	0.5	<input type="checkbox"/>
5.2	Efficient Water Heating	0.5	<input type="checkbox"/>
5.3	Efficient Water Heating	1.0	<input type="checkbox"/>
5.4	Efficient Water Heating	1.5	<input type="checkbox"/>
5.5	Efficient Water Heating	2.0	<input checked="" type="checkbox"/>
5.6	Efficient Water Heating	2.5	<input type="checkbox"/>
6.1 ^e	Renewable Electric Energy (3 credits max)	1.0	<input checked="" type="checkbox"/>
7.1	Appliance Package	0.5	<input type="checkbox"/>
Total Credits		7.0	CLEAR FORM

- An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
- 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Table 406.3 - Energy Credits (Single Family)		
Option	Description	Credits: SF
1. EFFICIENT BUILDING ENVELOPE OPTIONS Only one option from Items 1.1 through 1.7 may be selected in this category. Compliance with the conductive UA targets is demonstrated using Section R402.1.4, Total UA alternative, where [1-(Proposed UA/Target UA)] > the required %UA reduction.		
1.1	Vertical fenestration U = 0.24 Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.24	0.5
1.2	Vertical fenestration U = 0.20 Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.28	1.0
1.3	Slab on grade R-10 perimeter and under entire slab below grade slab R-10 perimeter and under entire slab or Compliance based on Section R402.1.4: Reduce the Total conductive UA by 5%. Vertical fenestration U = 0.25 Wall R-21 plus R-4 ci Floor R-38	0.5
1.4	Basement wall R-21 int plus R-5 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab or Compliance based on Section R402.1.4: Reduce the Total conductive UA by 15%. Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.22 Ceiling and single-rafter or joist-vaulted R-49 advanced Wood frame wall R-21 int plus R-12 ci Floor R-38	1.0
1.5	Basement wall R-21 int plus R-12 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab or Compliance based on Section R402.1.4: Reduce the Total conductive UA by 30%. Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Wood frame wall R-21 int plus R-16 ci Floor R-48	2.0
1.6	Basement wall R-21 int plus R-16 ci Slab on grade R-20 perimeter and under entire slab Below grade slab R-20 perimeter and under entire slab or Compliance based on Section R402.1.4: Reduce the Total conductive UA by 40%. Advanced framing and raised heel trusses or rafters Vertical Glazing U=0.28 R-49 Advanced (U=0.020) as listed in Section A102.2.1, Ceilings below a vented attic and R-49 vaulted ceilings with full height of uncompressed insulation extending over the wall top plate at the eaves.	3.0
1.7	R-49 vaulted ceilings with full height of uncompressed insulation extending over the wall top plate at the eaves.	0.5

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Table 406.3 - Energy Credits (Single Family)		
Option	Description	Credits: SF
2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS Only one option from Items 2.1 through 2.4 may be selected in this category.		
2.1	Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.3 cfm/sf maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interlocked with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode. To qualify to claim this credit, the building permit drawings shall specify the option being selected and the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.	0.5
2.2	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/sf maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65. ¹	1.0
2.3	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/sf maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75. ¹	1.5
2.4	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.15 cfm/sf maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct installation shall comply with Section R403.7. ¹	2.0

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Prescriptive Energy Code Compliance for All Climate Zones in Washington
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Table 406.3 - Energy Credits (Single Family)		
Option	Description	Credits: SF
3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS Only one option from Items 3.1 through 3.6 may be selected in this category.		
3.1 ²	Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%. ²	1.0
3.2 ²	Air-source centrally ducted heat pump with minimum HSPF of 9.5. ¹ Closed-loop ground source heat pump, with a minimum COP of 3.3 or Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6. ¹	1.0
3.3 ²	Ductless mini-split heat pump system, zonal control: In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a minimum HSPF of 10.0 shall be installed and provide heating to the largest zone of the housing unit. ⁴	1.5
3.4	Air-source, centrally ducted heat pump with minimum HSPF of 11.0. ⁴ Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.	1.5
3.5 ²	To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	2.0
3.6 ²	An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit. ³ To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency. ⁴ To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	2.0
4. HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS		
4.1	All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling insulation in accordance with Section R403.3.7. For mechanical equipment located outside the conditioned space, a maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area. Air handler(s) shall be located within the conditioned space. HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.7. Locating system components in conditioned crawl spaces is not permitted under this option.	0.5
4.2	Electric resistance heat and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.	1.0

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Single Family – New & Additions (effective February 1, 2021)

Table 406.3 - Energy Credits (Single Family)		
Option	Description	Credits: SF
5. EFFICIENT WATER HEATING OPTIONS Only one option from Items 5.1 through 5.6 may be selected in this category. Item 5.1 may be combined with any option.		
5.1	A drain water heat recovery unit(s) shall be installed, which captures waste water heat from all and only the showers, and has a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 54% if installed for unequal flow. Such units shall be rated in accordance with CSA B55.1 or IAPMO IGC 346-2017 and be so labeled. To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specifies the drain water heat recovery units and the plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies with the standard.	0.5
5.2	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80. ⁵ Energy Star rated gas or propane water heater with a minimum UEF of 0.91 or Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems or Water heater heated by ground source heat pump meeting requirements of Option 3.3.	0.5
5.3	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of minimum energy savings. Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier I of NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier I of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation. ⁵ Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation. ⁵	1.0
5.4	Water heating system shall include one of the following: Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation. ⁵	1.5
5.5	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	2.0
5.6	To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	2.5

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Table 406.3 - Energy Credits (Single Family)		
Option	Description	Credits: SF
6. RENEWABLE ELECTRIC ENERGY OPTION		
6.1	For each 1200 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 1.0 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PWWATS or approved alternate by the code official. Documentation noting solar access shall be included on the plans. For wind generation projects designs shall document annual power generation based on the following factors: the wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.	1.0
7. APPLIANCE PACKAGE OPTION		
7.1	All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards: Dishwasher - Energy Star rated Refrigerator (if provided) - Energy Star rated Washing machine - Energy Star rated Dryer - Energy Star rated, ventless dryer with minimum CEF rating of 5.2 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the appliance type and provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed and connected to utilities. Dryer ducts and exterior dryer vent caps are not permitted to be installed in the dwelling unit.	0.5

HEADRICK RESIDENCE

Ned Nelson, Architect

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Bainbridge Island, WA 98110
telephone: 425.444.6782
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8822 S.E. 62ND STREET,
MERCER ISLAND, WA. 98040
PHASE II

REVISIONS:	
Mark	Date

DATE: 04-28-22

ENERGY

System Design and Performance Comparison			
Solar Equipment	12.18kW SunPower System - 1 (Tuxedo) (28) SPR-M435-WHT-AC (28) SunPower E-ACPV 384	12.60kW SunPower System - 2 (Tuxedo) (35) SPR-X22-360-WHT-AC (35) SunPower E-ACPV 320	10.8kW SunPower System - 3 (Tuxedo) (30) SPR-X22-360-WHT-AC (30) SunPower E-ACPV 320
SolarClad™ Warranty	• 10-Year Workmanship • 25-Year Equipment Labor • 110% Perf Guarantee	• 10-Year Workmanship • 25-Year Equipment Labor • 110% Perf Guarantee	• 10-Year Workmanship • 25-Year Equipment Labor • 110% Perf Guarantee
Manufacturer's Warranty	• 25-Year Product & Service • Performance - 92% at Yr-25	• 25-Year Product & Service • Performance - 92% at Yr-25	• 25-Year Product & Service • Performance - 92% at Yr-25
1st Year Performance	INVERTER • 25-Year Product & Service 88% Offset of Usage 12,910 kWh	INVERTER • 25-Year Product & Service 91% Offset of Usage 13,254 kWh	INVERTER • 25-Year Product & Service 78% Offset of Usage 11,378 kWh

Your electric utility consumption last year was 14,600 kWh and cost you \$1,483

Total System Investment (does not include cost of battery backup system)

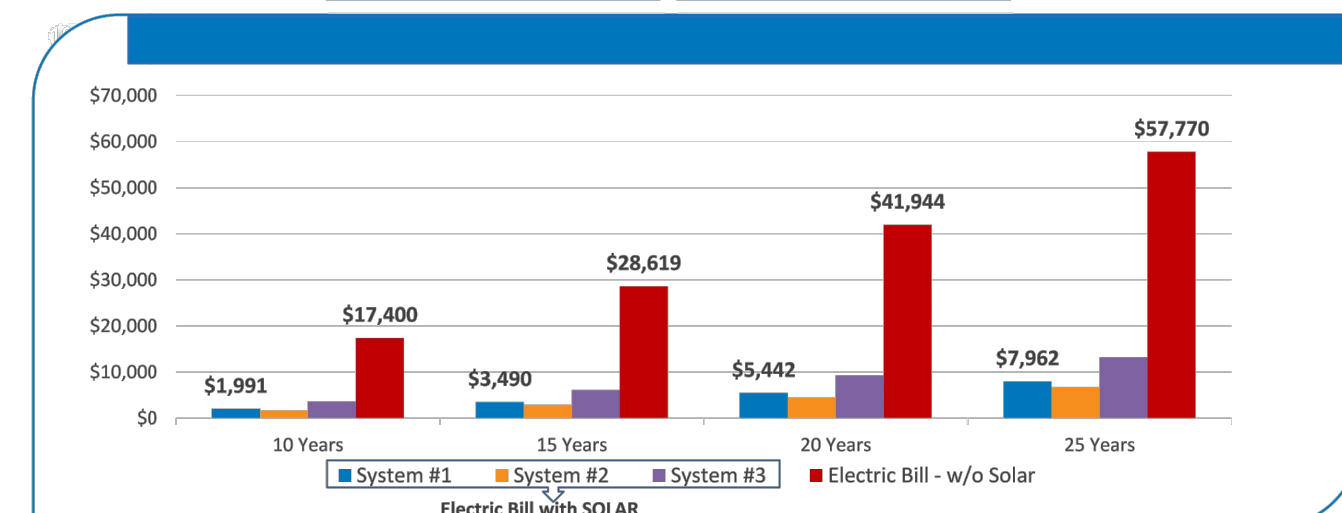
	System #1	System #2	System #3
Initial System Investment	(\$38,795)	(\$35,495)	(\$31,538)
Sales Tax	(\$0)	(\$0)	(\$0)
Final System Investment	(\$38,795) \$3.19/W	(\$35,495) \$2.82/W	(\$31,538) \$2.92/W
26% Fed Tax Credit	\$10,087	\$9,229	\$8,200
Total Investment	(\$28,708)	(\$26,267)	(\$23,338)
Loan (3.99%, 20 Yr)	\$235 / month	\$215 / month	\$191 / month
After Reamortizing	\$172 / month	\$157 / month	\$140 / month

Estimated 10 Year Solar Savings

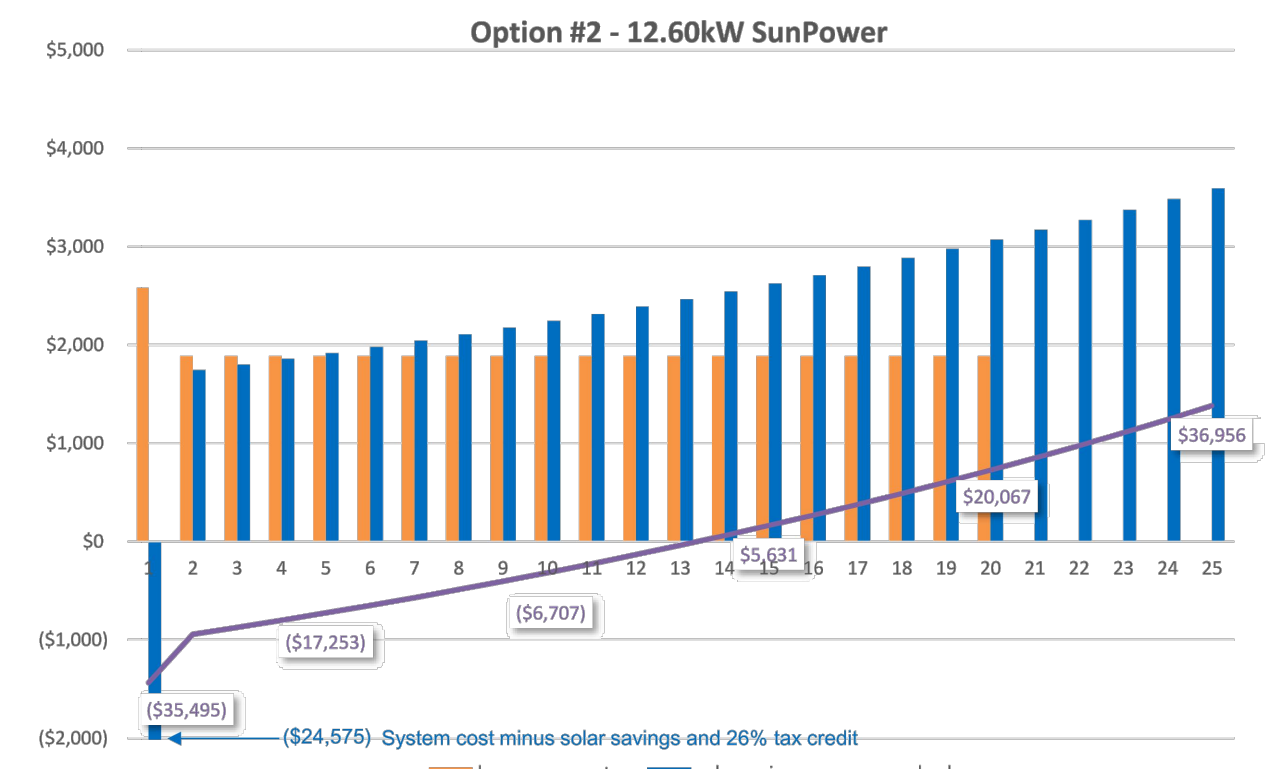
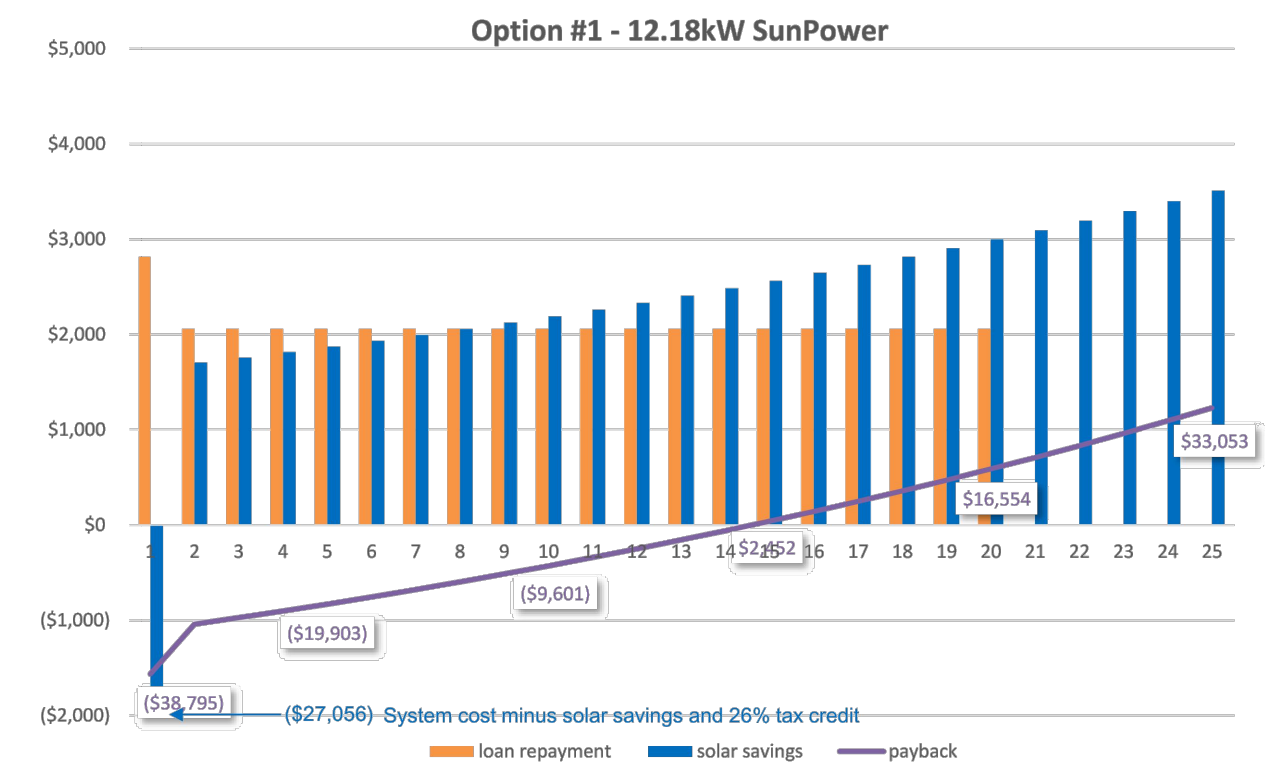
Utility Solar Savings ¹	System #1	System #2	System #3
	\$19,107	\$19,559	\$17,094

Estimated Cumulative Solar Savings

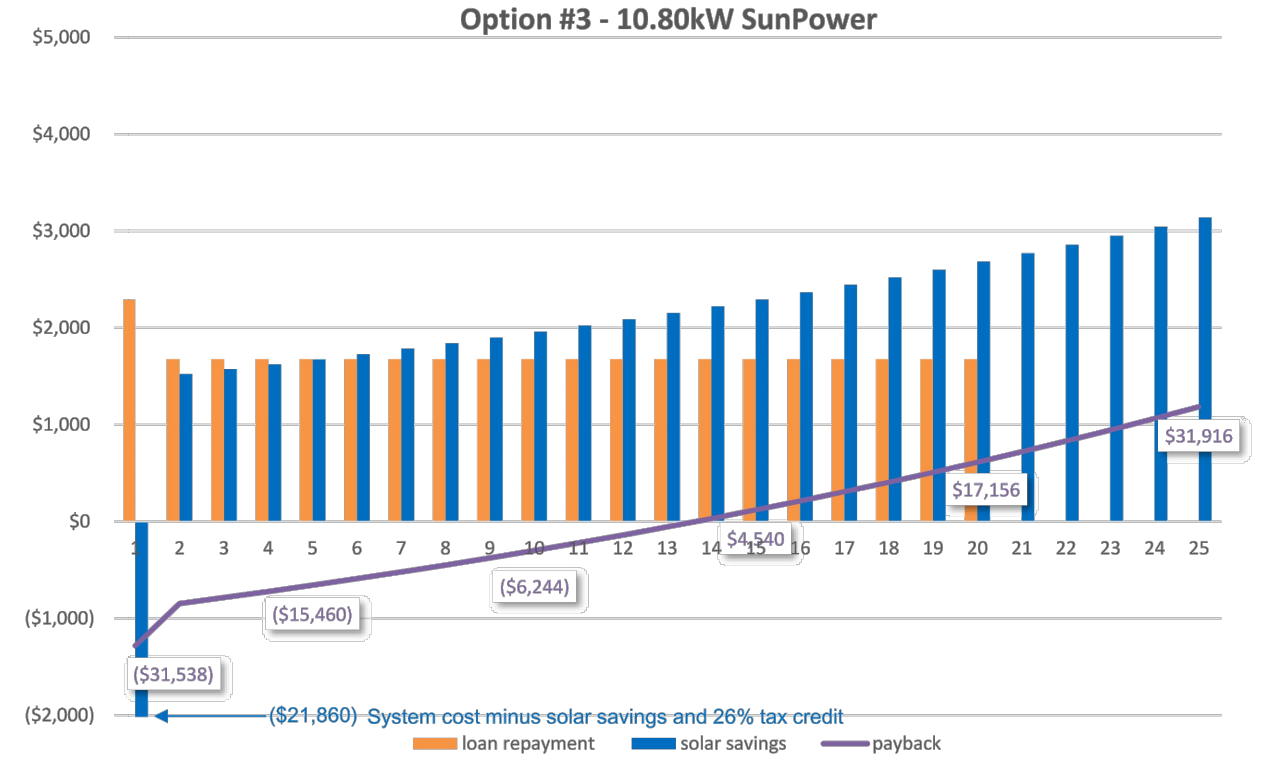
	System #1	System #2	System #3
10 Year Profit	-\$9,601 (-25% ROI)	-\$6,707 (-19% ROI)	-\$6,244 (-20% ROI)
15 Year Net Profit	\$2,452 (6% ROI)	\$5,631 (16% ROI)	\$4,540 (14% ROI)
25 Year Net Profit	\$33,053 (85% ROI)	\$36,956 (104% ROI)	\$31,916 (101% ROI)



Option 1 kWh at 12.8¢, 2 at 12.8¢, 3 at 13¢. Financial projections use utility savings plus 24% as pre-tax dollars. Based on upper tier rate saving and 3.5% annual rate increase. Figures provided are estimates, Sunergy Systems cannot guarantee exact energy savings or client's eligibility for federal incentives. Quote valid until 2/16/2022 unless a promotional expiration date.



solar savings - Year one consists of the system cost minus the 26% ITC. Year two and onward is the net-metering savings.
loan repayment - Based on the 26% ITC being applied toward the loan, it is then re-amortized based on remaining principle.
payback - The system cost is the first data point, recuperation of system cost is at the \$0 crossing, afterwards is net-profit.



solar savings - Year one consists of the system cost minus the 26% ITC. Year two and onward is the net-metering savings.
loan repayment - Based on the 26% ITC being applied toward the loan, it is then re-amortized based on remaining principle.
payback - The system cost is the first data point, recuperation of system cost is at the \$0 crossing, afterwards is net-profit.

Module Specifications and System Maximum Output	
System Nameplate DC Rating of (35) - 360 Watts (STC) ¹⁾	12.60 kW
System Real World DC Power (PTC) ²⁾	11.74 kW
System DC Output After Soiling & Tolerance Losses	11.54 kW
System Max AC Output After Inverter & Wiring Losses	11.03 kW
System Max AC Output Hot Summer Day	9.92 kW

Equipment	Manufacturer & Model	Quantity	Power	Efficiency	Dimension
PV Modules	SunPower SPR-X22-360-WHT-AC	35	360 W	22.1%	61.4in x 41.2in
Inverter(s)	SunPower E-ACPV 320	35	320 W	97.5%	627 sq.ft

Array Information	
Array Information:	(23) - South Southeast - 3:12 Pitch - 14.0% Shade

Site Access & Production Data	Performance Guarantee Overview
% of Optimal Orientation (TSOF): 95.0%	Your PV System has a TSPF of 80.8% and allows you to qualify for Sunergy Systems Performance Guarantee. If your system's ten year kWh production, from date of installation, produces less than 95% of the projected energy output of 130,767 kWh, Sunergy Systems shall reimburse the customer 110% of the lost savings of the average cost of electricity over that ten-year period.
Solar Access after Shading: x 85.0%	Additional Details on Sunergy Systems Performance Guarantee Warranty Page.
Total Solar Resource Factor (TSRF ³⁾ : 80.8%	
Average Daily Solar Hours: x 4.08 hrs/day x 365 days	
System Max Output (1st Year): x 11.03 kW	
Solar Production (1st Year): 13,254 kWh x 10 years	
Average System Aging (10 years): x 98.7%	
Performance Guarantee (10 years): 130,767 kWh	

Investment Financials	
Total System Investment	\$35,495
26% Federal Tax Credit for Solar	(\$9,229)
Other	
Estimated 10-Year Net-Meter Savings (rate 3.5%/yr) ⁴⁾	(\$19,559)
Estimated 10-Year Return on Investment	(\$6,707)

Notes: ¹⁾ "STC" Standard Test Condition defines the maximum power generated by the solar modules
²⁾ "PTC" PV USA Test Condition defines the projected power generated under real world conditions
³⁾ Electric savings valued as pre tax dollars.
⁴⁾ "TSRF" is calculation of the Systems overall Orientation, Pitch/Tilt, and Shading
⁵⁾ Performances based on the system AC output, site TSRF (orientation, tilt & shading) and 4.08 solar hrs/day.

Customer agrees to the Array Information and understands the Performance Guarantee Overview, using the site information used to generate your system's TSRF:

Ned Nelson, Architect
 11773 Sunrise Drive NE
 Bainbridge Island, WA 98110
 telephone: 425.444.6782
 email: nednelson@msn.com

HEADRICK RESIDENCE
 8822 S.E. 62ND STREET,
 MERCER ISLAND, WA. 98040
 PHASE II

REVISIONS:	
Mark	Date

DATE: 04-28-22

ENERGY

SHEET:
A1.3

REVISED: 04-28-2022

LEGAL DESCRIPTION
 (PER CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 0134363-ETU, DATED AUGUST 23, 2018)
 LOT 8, BLOCK 1, TIMBERLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B ITEMS

ITEM 1
 COVENANTS, CONDITIONS, RESTRICTIONS, REGALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF TIMBERLAND, RECORDED IN VOLUME 52 OF PLATS, PAGE 20; RECORDING NO.: 4393606 (BLANKET IN NATURE)

ITEM 2
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON
 PURPOSE: INGRESS AND EGRESS, SOLELY FOR MAINTAINING, OPERATION, REPAIRING AND REPLACING SANITARY SEWER AND STORM DRAINAGE PIPE AND LINES
 RECORDING DATE: FEBRUARY 23, 1982
 RECORDING NO.: 8202230542
 AFFECTS: A PORTION OF SAID PREMISES (PLOTTED)

ITEM 3
 SANITARY SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: SEPTEMBER 14, 1988
 RECORDING NO.: 8809140722 (PLOTTED)

ITEM 4
 COMMITMENT TO CONTRIBUTE TO REPAIR OF TIMBERLAND/SALEM WOODS RAVINE AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: SEPTEMBER 14, 1988
 RECORDING NO.: 8809140722 (BLANKET IN NATURE)

LEGEND

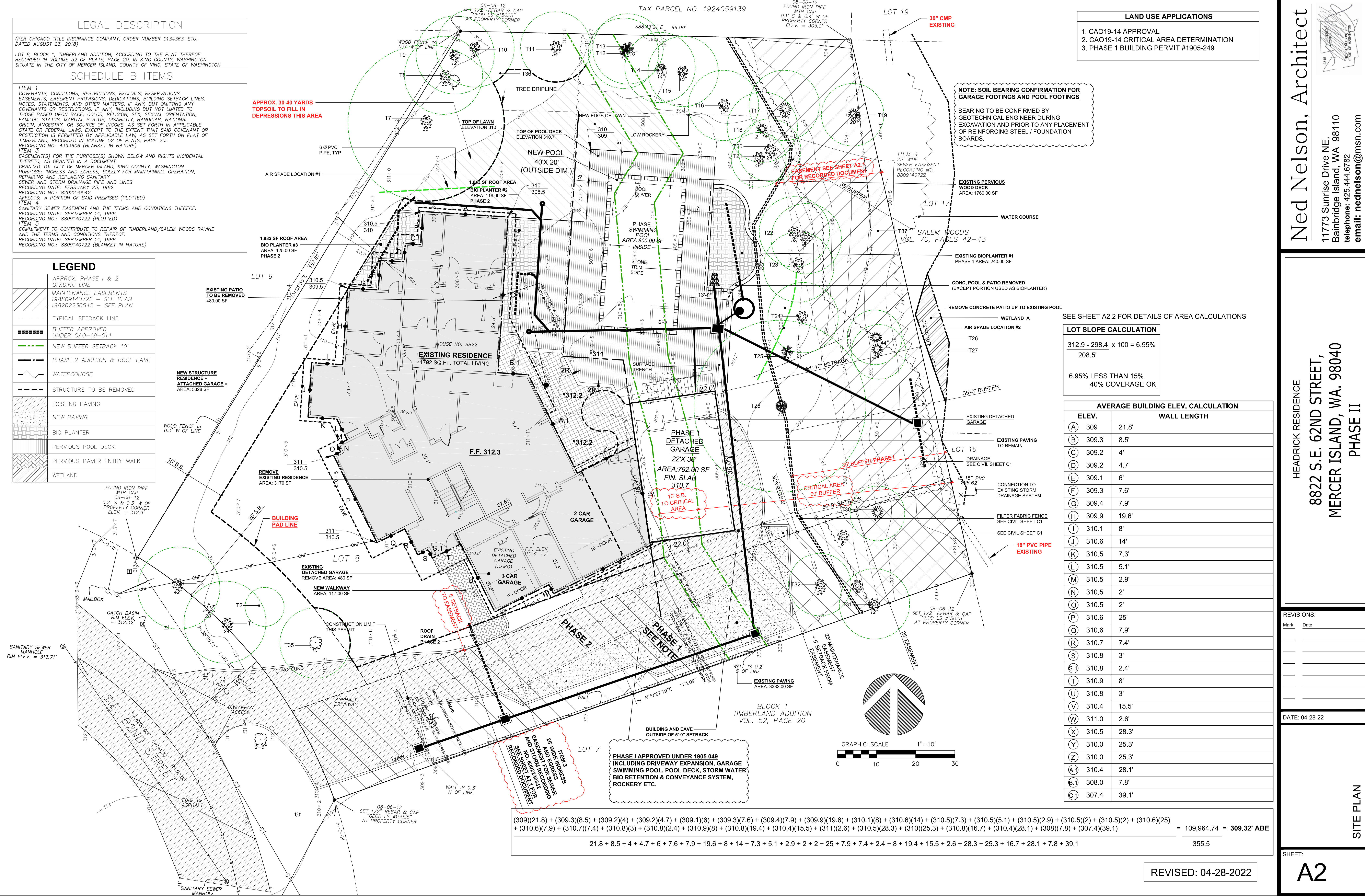
	APPROX. PHASE 1 & 2 DIVIDING LINE
	MAINTENANCE EASEMENTS 198809140722 - SEE PLAN 198202230542 - SEE PLAN
	TYPICAL SETBACK LINE
	BUFFER APPROVED UNDER CAO-19-014
	NEW BUFFER SETBACK 10'
	PHASE 2 ADDITION & ROOF EAVE
	WATERCOURSE
	STRUCTURE TO BE REMOVED
	EXISTING PAVING
	NEW PAVING
	BIO PLANTER
	PERVIOUS POOL DECK
	PERVIOUS PAVER ENTRY WALK
	WETLAND

APPROX. 30-40 YARDS TOP SOIL TO FILL IN DEPRESSIONS THIS AREA

NOTE: SOIL BEARING CONFIRMATION FOR GARAGE FOOTINGS AND POOL FOOTINGS
 BEARING TO BE CONFIRMED BY GEOTECHNICAL ENGINEER DURING EXCAVATION AND PRIOR TO ANY PLACEMENT OF REINFORCING STEEL / FOUNDATION BOARDS.

LAND USE APPLICATIONS

- CAO19-14 APPROVAL
- CAO19-14 CRITICAL AREA DETERMINATION
- PHASE 1 BUILDING PERMIT #1905-249



SEE SHEET A2.2 FOR DETAILS OF AREA CALCULATIONS

LOT SLOPE CALCULATION

$312.9 - 298.4 \times 100 = 6.95\%$
208.5'
6.95% LESS THAN 15%
40% COVERAGE OK

AVERAGE BUILDING ELEV. CALCULATION

ELEV.	WALL LENGTH
(A) 309	21.8'
(B) 309.3	8.5'
(C) 309.2	4'
(D) 309.2	4.7'
(E) 309.1	6'
(F) 309.3	7.6'
(G) 309.4	7.9'
(H) 309.9	19.6'
(I) 310.1	8'
(J) 310.6	14'
(K) 310.5	7.3'
(L) 310.5	5.1'
(M) 310.5	2.9'
(N) 310.5	2'
(O) 310.5	2'
(P) 310.6	25'
(Q) 310.6	7.9'
(R) 310.7	7.4'
(S) 310.8	3'
(S.1) 310.8	2.4'
(T) 310.9	8'
(U) 310.8	3'
(V) 310.4	15.5'
(W) 311.0	2.6'
(X) 310.5	28.3'
(Y) 310.0	25.3'
(Z) 310.0	25.3'
(A.1) 310.4	28.1'
(B.1) 308.0	7.8'
(C.1) 307.4	39.1'

$(309)(21.8) + (309.3)(8.5) + (309.2)(4) + (309.2)(4.7) + (309.1)(6) + (309.3)(7.6) + (309.4)(7.9) + (309.9)(19.6) + (310.1)(8) + (310.6)(14) + (310.5)(7.3) + (310.5)(5.1) + (310.5)(2.9) + (310.5)(2) + (310.6)(25) + (310.6)(7.9) + (310.7)(7.4) + (310.8)(3) + (310.8)(2.4) + (310.9)(8) + (310.8)(19.4) + (310.4)(15.5) + (311)(2.6) + (310.5)(28.3) + (310)(25.3) + (310.8)(16.7) + (310.4)(28.1) + (308)(7.8) + (307.4)(39.1)$
 $= 109,964.74 = 309.32' ABE$
 $21.8 + 8.5 + 4 + 4.7 + 6 + 7.6 + 7.9 + 19.6 + 8 + 14 + 7.3 + 5.1 + 2.9 + 2 + 25 + 7.9 + 7.4 + 2.4 + 8 + 19.4 + 15.5 + 2.6 + 28.3 + 25.3 + 16.7 + 28.1 + 7.8 + 39.1$
 $= 355.5$

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 email: nednelson@msn.com

HEADRICK RESIDENCE
 8822 S.E. 62ND STREET,
 MERCER ISLAND, WA. 98040
 PHASE II

REVISIONS:

Mark	Date

DATE: 04-28-22

SHEET: A2

REVISOR: 04-28-2022

#8202230542 INGRESS / EGRESS EASEMENT FOR MAINTENANCE OF SANITARY AND STORM DRAINAGE FACILITIES

8202230542

INGRESS AND EGRESS EASEMENT

The undersigned, Grantor, for and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, by these presents, bargains, sells, transfers and conveys unto the CITY OF MERCER ISLAND, King County, Washington, Grantee, an easement over and across the following described property situated in King County, State of Washington, to-wit:

The South 25.00 feet of Lot 8, Block 1, in the Plat of Timberland as recorded in Volume 52 of Plats, page 20, records of King County, Washington, measured perpendicular to the common property line between Lots 7 and 8 of said Plat.

This easement is subject to the following limitations:

a. It shall be for the purpose of ingress and egress across said described property solely for maintaining, operating, repairing and replacing sanitary sewer and storm drainage pipe and lines plus all necessary connections and appurtenances thereto on adjacent property.

b. Said easement shall be 25 feet in width, except to the extent that it lies along the asphalt driveway in which event it shall be 25 feet or the width of the driveway, whichever is the lesser figure; otherwise the easement is as indicated on the attached map.

c. Grantee in each instance shall immediately after utilizing said access restore said premises as nearly as possible to its previous condition.

DATED this 1st day of February, 1982.

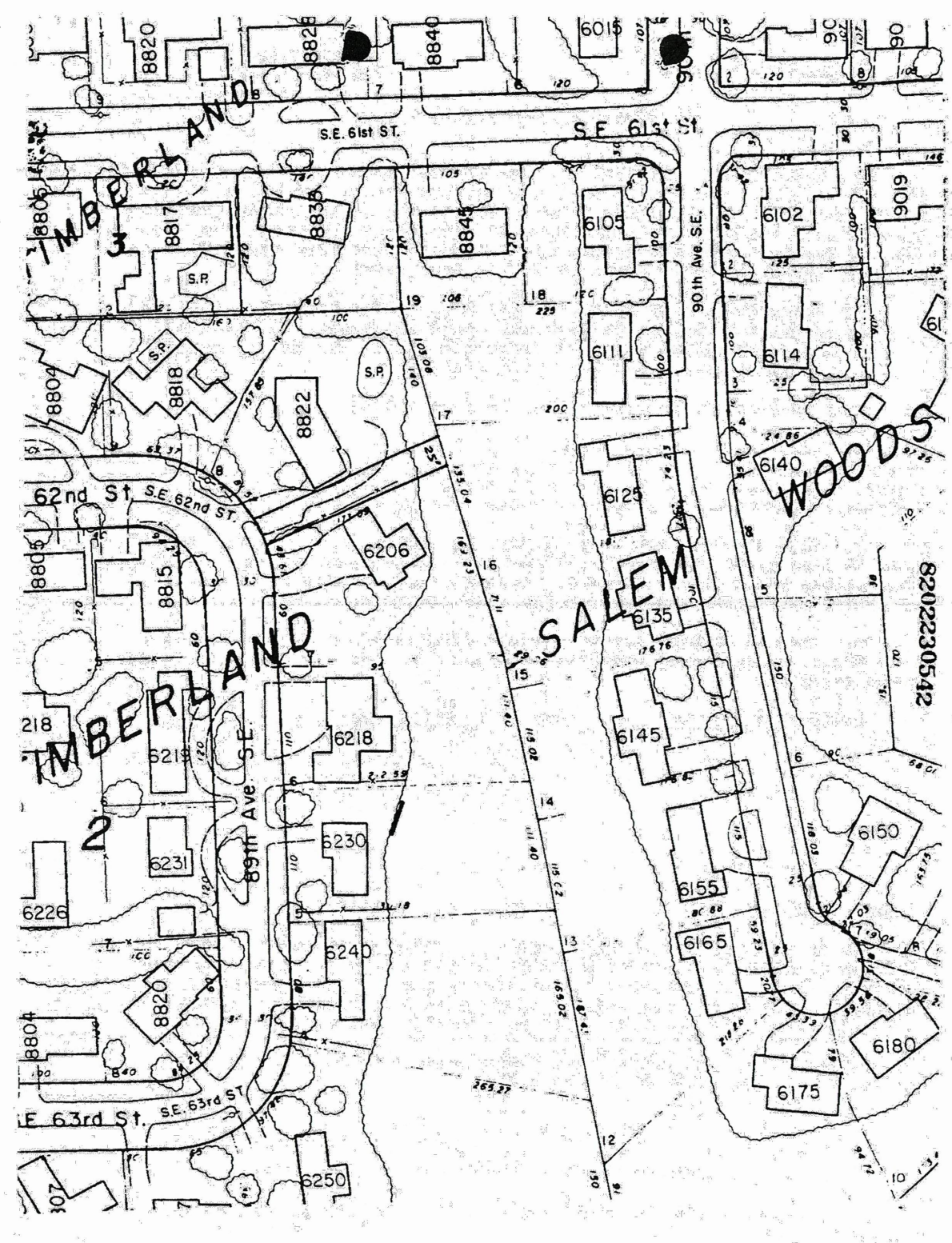
Carolyn C. Blackstock
Carolyn C. Blackstock

STATE OF WASHINGTON) 1% EXCISE TAX NOT REQUIRED
COUNTY OF KING) SS.) Reg. & Records Office
By: D. Benda) Deputy

On this 1st day of February, 1982, before me, appeared Carolyn C. Blackstock, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate.

MAR - 9 1982
Notary Public in and for the State of Washington, residing at Mercer Island



AS-BUILT SURVEY NOTE:
PRIOR TO FINAL INSPECTION AS-BUILT SURVEY

1. PROVIDE IMPERVIOUS SURFACE, LOT COVERAGE, AND HARDCAPE SURVEY
2. PROVIDE PROPERTY LINE / SETBACK SURVEY

#8809140722 PUBLIC AND PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT

8809140722

PUBLIC AND PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Carolyn C. Blackstock, Owner(s)/grantor(s) of the following described property:

LOT 8, BLOCK 1, IN THE PLAT OF TIMBERLAND AS RECORDED IN VOLUME 52 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON;

for and in valuable consideration hereby grant and convey to the City of Mercer Island, its successors and assigns, a public and private storm drain and sanitary sewer easement over, under, upon and across the above described property as follows:

The east 25.00 feet of Lot 8, Block 1, in the Plat of Timberland as recorded in Volume 52 of Plats, page 20, records of King County, Washington, measured perpendicular to the east property line.

Said easement being for the purpose of installing, constructing, maintaining, operating, repairing and replacing public and private sanitary sewer and storm drainage facilities and all necessary connections and appurtenances thereto, together with the right of ingress and egress to, from and across said described property for the foregoing purposes, provided that in the original installation of such utilities and appurtenances the Grantee shall immediately after such installation restore said premises to their original condition as near as may be.

DATED this 19th day of August, 1988.

Carolyn C. Blackstock
Carolyn C. Blackstock

STATE OF WASHINGTON)
COUNTY OF KING) SS.
On this 19th day of August, 1988, personally appeared before me Carolyn C. Blackstock, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington, residing at Mercer Island, Washington

RECORDED AT REGISTRY OF: Mercer Island City Clerk, 2508 48th Avenue S.E., P.O. Box 1440, Mercer Island, Washington 98040-1440

8809140722

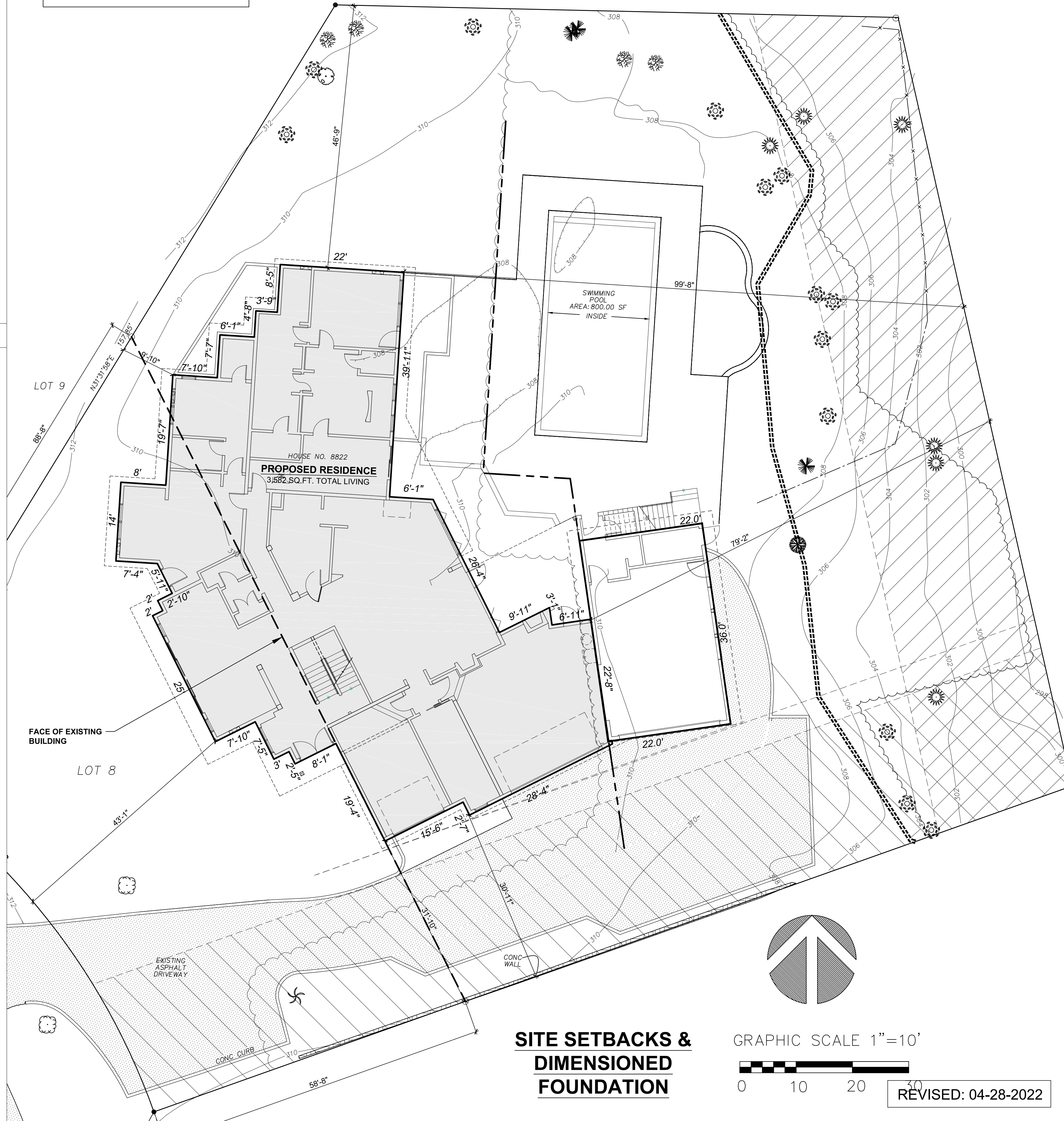
STATE OF WASHINGTON)
COUNTY OF KING) SS.
On this 19th day of August, 1988, before me personally appeared Carolyn C. Blackstock and Carolyn C. Blackstock to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

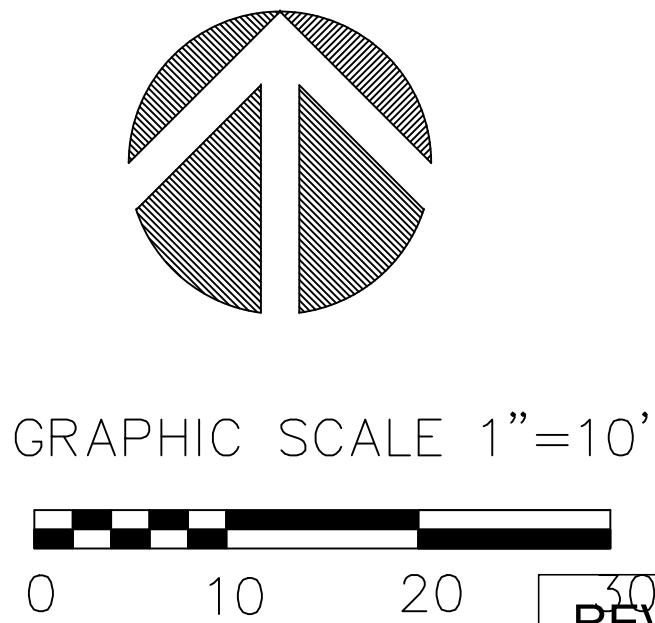
Carolyn C. Blackstock
Carolyn C. Blackstock
Property Owner

Notary Public in and for the State of Washington, residing at Mercer Island, Washington
My Commission expires 2-28-89

RECORDED AT REGISTRY OF: Mercer Island City Clerk, 2508 48th Avenue S.E., P.O. Box 1440, Mercer Island, Washington 98040-1440



SITE SETBACKS & DIMENSIONED FOUNDATION



REVISED: 04-28-2022

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HEADRICK RESIDENCE
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MERCER ISLAND, WA. 98040
PHASE II

REVISIONS:

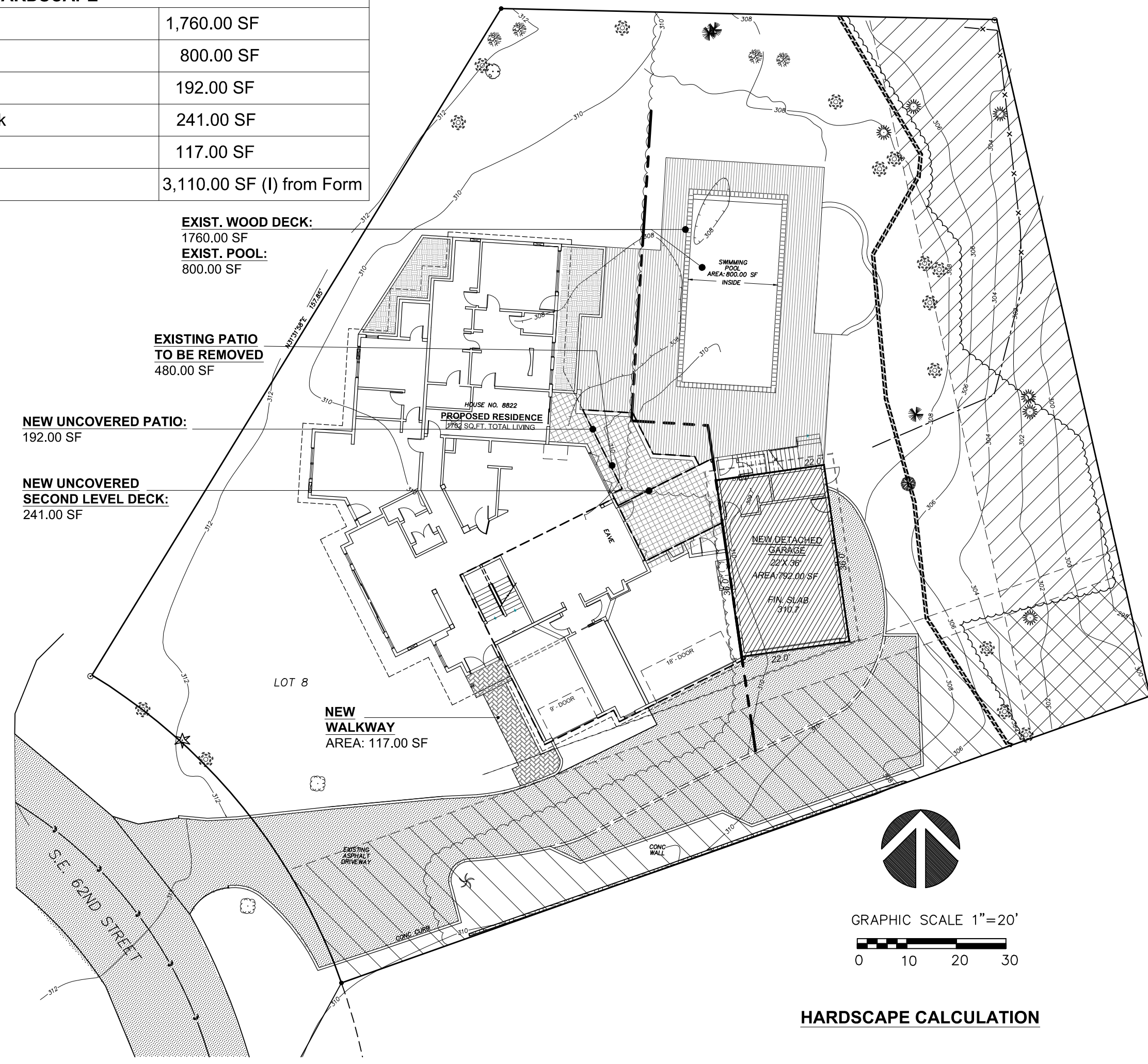
Mark	Date

DATE: 04-28-22

FOUNDATION DIMENSIONS EASEMENTS

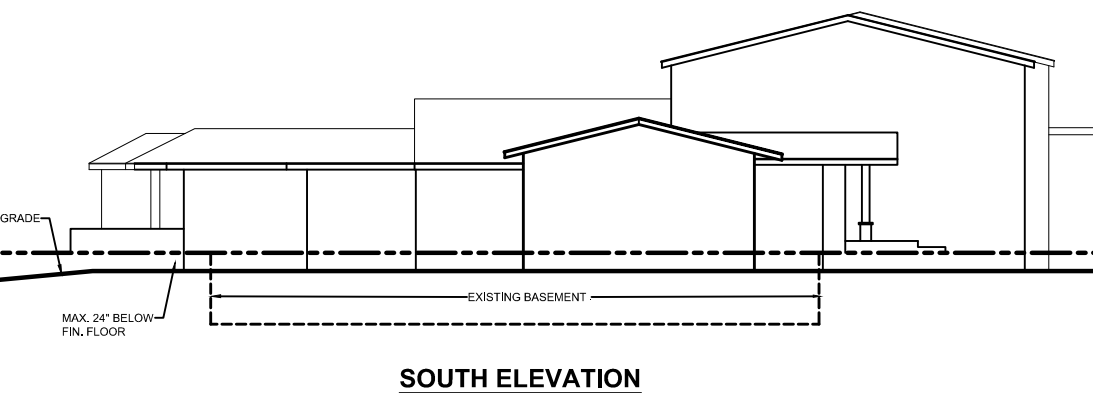
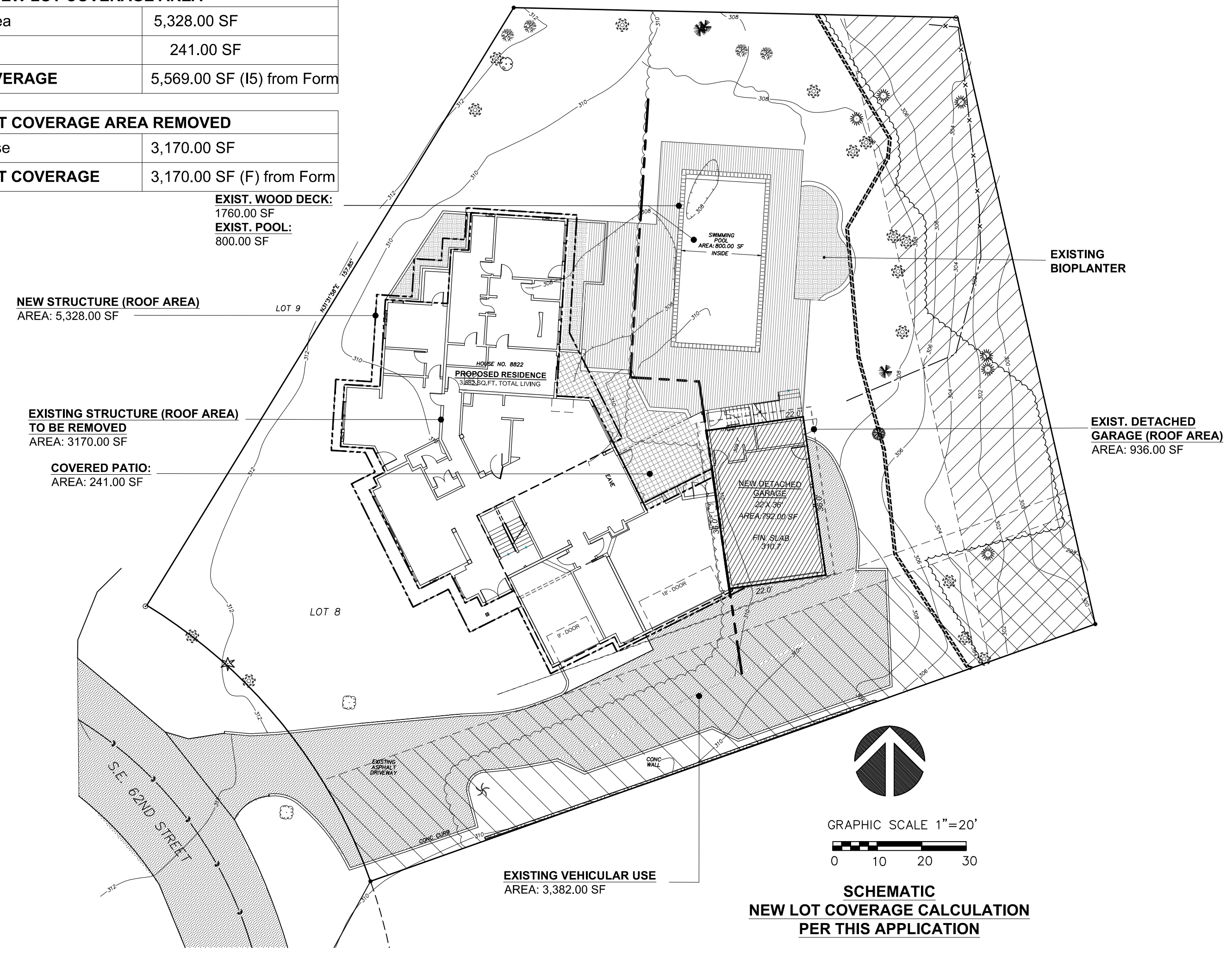
SHEET: A2.1

HARDSCAPE	
Wood Deck	1,760.00 SF
Pool	800.00 SF
New Patio	192.00 SF
New Second Level Deck	241.00 SF
New Walkway	117.00 SF
TOTAL HARDSCAPE	3,110.00 SF (I) from Form



TOTAL NEW LOT COVERAGE AREA	
Main Structure Roof Area	5,328.00 SF
Covered Patio	241.00 SF
TOTAL NEW LOT COVERAGE	5,569.00 SF (I5) from Form

TOTAL LOT COVERAGE AREA REMOVED	
Removed Existing House	3,170.00 SF
TOTAL REMOVED LOT COVERAGE	3,170.00 SF (F) from Form

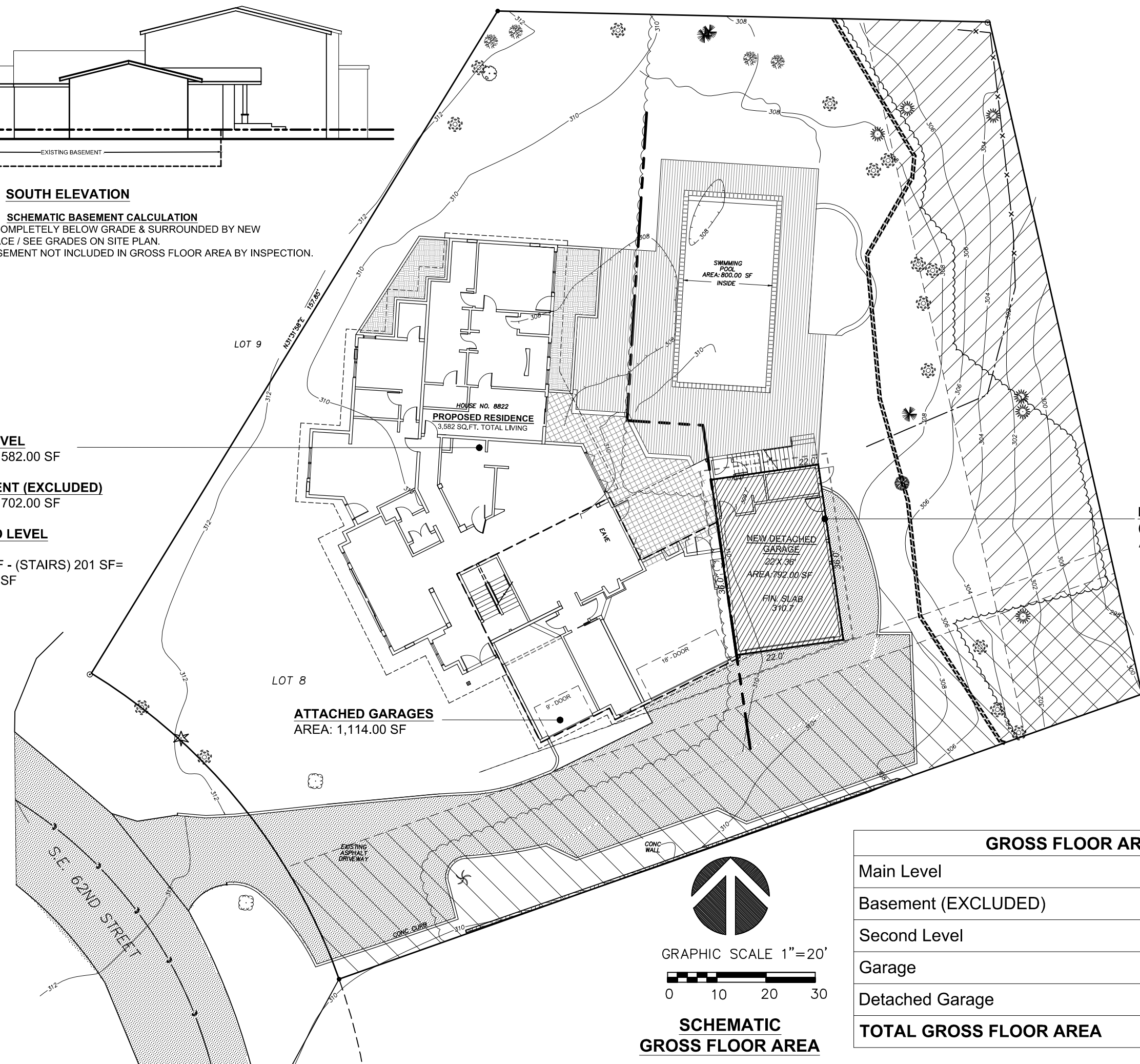


SCHEMATIC BASEMENT CALCULATION
 PARTIAL BASEMENT IS COMPLETELY BELOW GRADE & SURROUNDED BY NEW FOUNDATION CRAW SPACE / SEE GRADES ON SITE PLAN.
 1,702 SF OF PARTIAL BASEMENT NOT INCLUDED IN GROSS FLOOR AREA BY INSPECTION.

MAIN LEVEL
 AREA: 3,582.00 SF

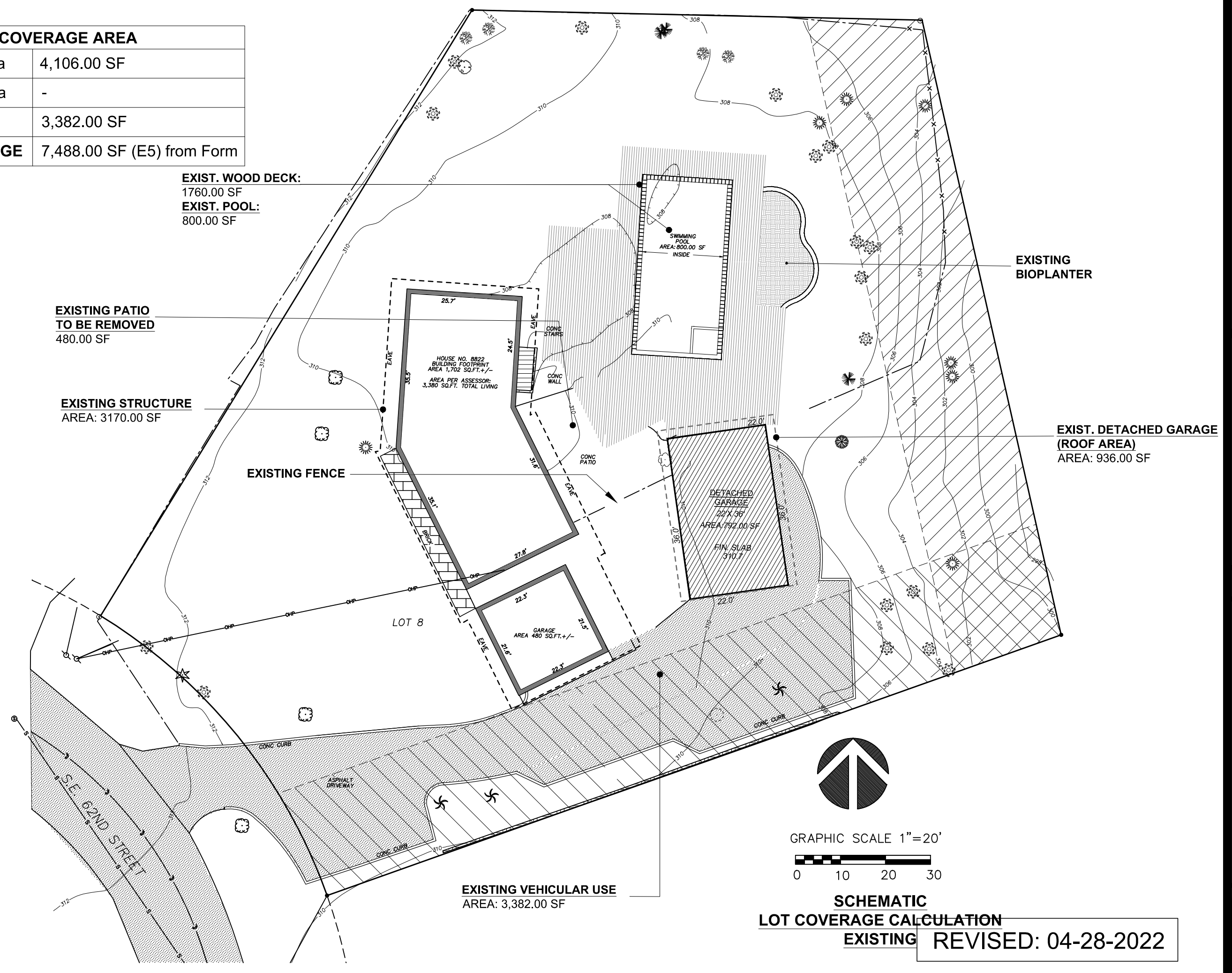
BASEMENT (EXCLUDED)
 AREA: 1,702.00 SF

SECOND LEVEL
 AREA: (1,724 SF - (STAIRS) 201 SF = 1,523.00 SF



GROSS FLOOR AREA	
Main Level	3,582.00 SF
Basement (EXCLUDED)	1,702.00 SF
Second Level	1,523.00 SF
Garage	1,114.00 SF
Detached Garage	792.00 SF
TOTAL GROSS FLOOR AREA	7,011.00 SF

EXISTING LOT COVERAGE AREA	
Exist. Main Structure Roof Area	4,106.00 SF
Exist. Accessory Structure Area	-
Exist. Vehicular Use Area	3,382.00 SF
TOTAL EXIST. LOT COVERAGE	7,488.00 SF (E5) from Form



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HEADCRACK RESIDENCE
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 PHASE II

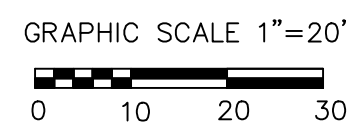
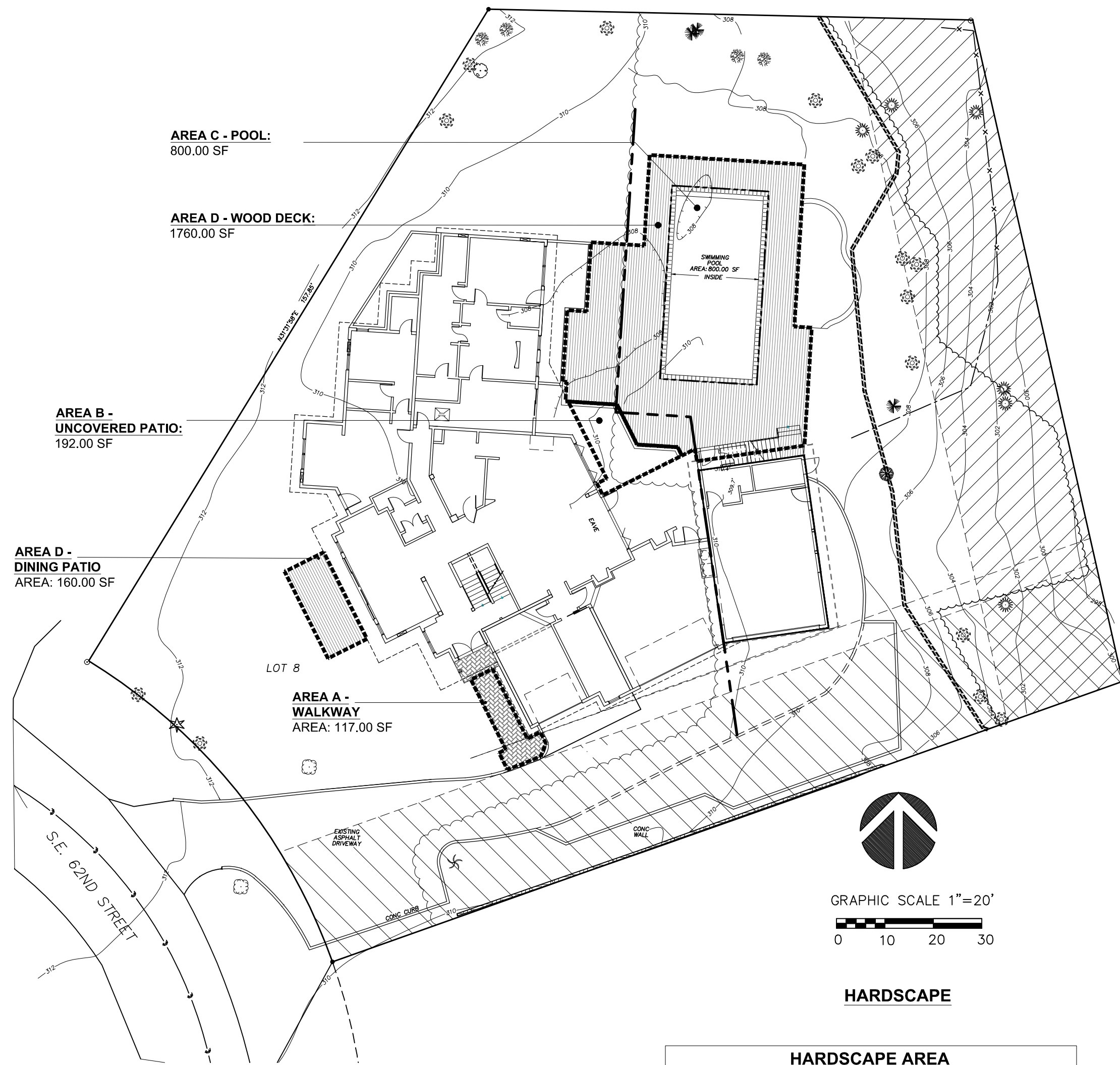
REVISIONS:

Mark	Date

DATE: 04-28-22

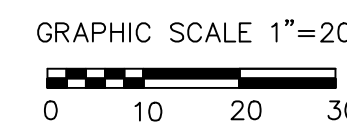
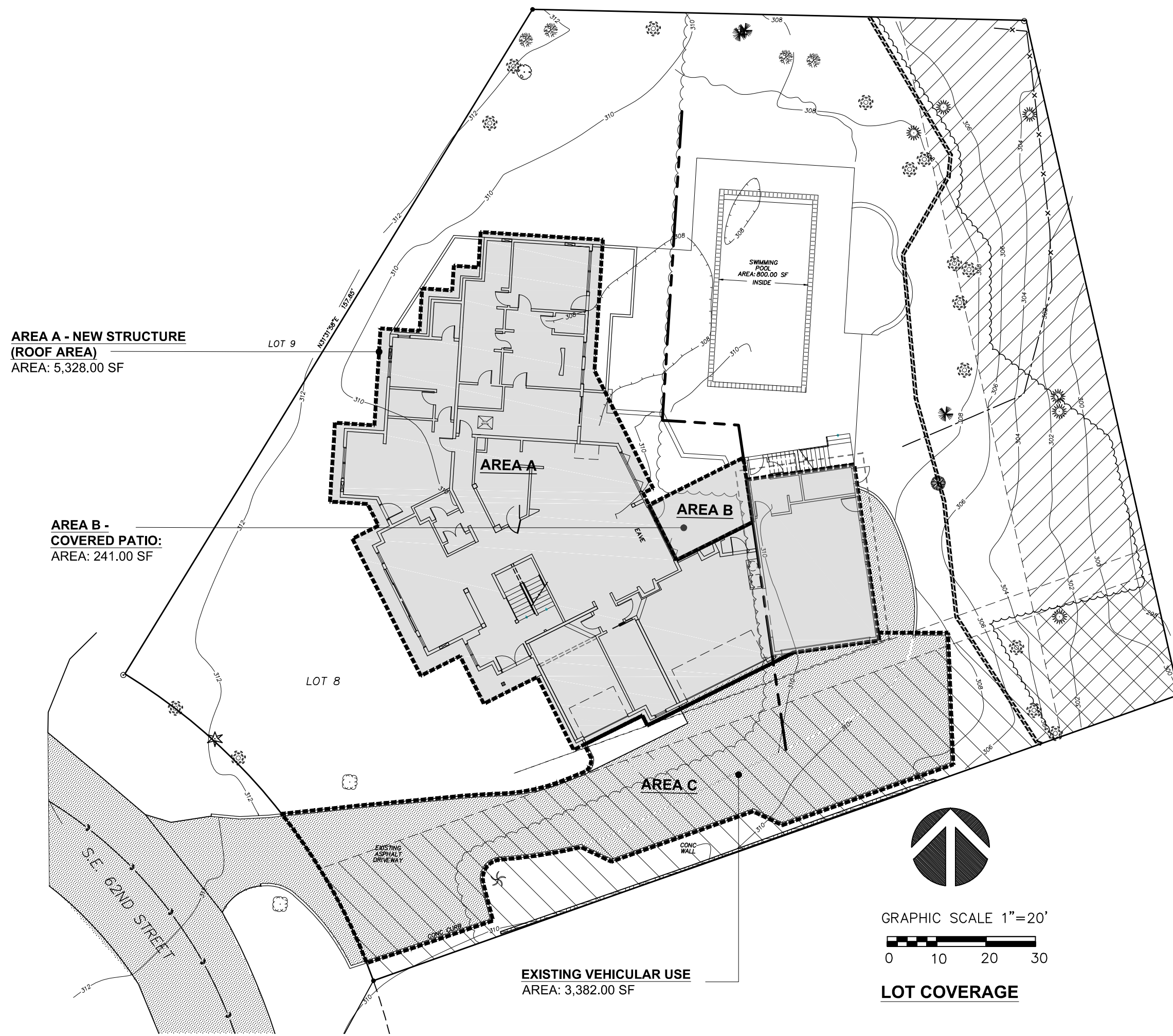
AREA SUMMARY
 LOT COVERAGE
 GROSS FLOOR AREA
 HARDSCAPE

SHEET:
A2.2



HARDSCAPE

HARDSCAPE AREA	
AREA A - ENTRY WALK	117.00 SF
AREA B - UNCOVERED PATIO	192.00 SF
AREA C - POOL	800.00 SF
AREA D - WOOD DECK	1,760.00 SF
AREA E - DINING ROOM PATIO	160.00 SF
TOTAL	3,029.00 SF



LOT COVERAGE

LOT COVERAGE AREA	
AREA A - ROOF AREA	6,120.00 SF
AREA B - DRIVEWAY	3,382.00 SF
AREA C - COVERED PATIO	241.00 SF
TOTAL	9,743.00 SF

AS-BUILT SURVEY REQUIREMENTS PRIOR TO FINAL INSPECTION

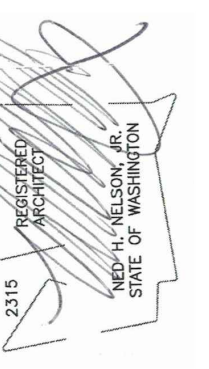
1. LOCATE FOUNDATION FOOTPRINT. SHOW EASEMENTS, CITY MINIMUM SETBACKS, AND ACTUAL BUILDING SETBACKS
2. SHOW LOT COVERAGE BASED UPON "LOT COVERAGE SCHEMATIC" THIS SHEET
3. SHOW IMPERVIOUS COVERAGE BASED UPON "IMPERVIOUS SURFACE SCHEMATIC" THIS SHEET
4. SHOW HARDSCAPE COVERAGE BASED UPON "HARDSCAPE SCHEMATIC" THIS SHEET

GENERAL SURVEY NOTE

1. SURVEY REQUIRED TO LOCATE ALL NEW FOUNDATIONS. SEE SHEET A 2.1

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HEADRICK RESIDENCE
**8822 S.E. 62ND STREET,
MERCER ISLAND, WA. 98040
PHASE II**

REVISIONS:

Mark	Date

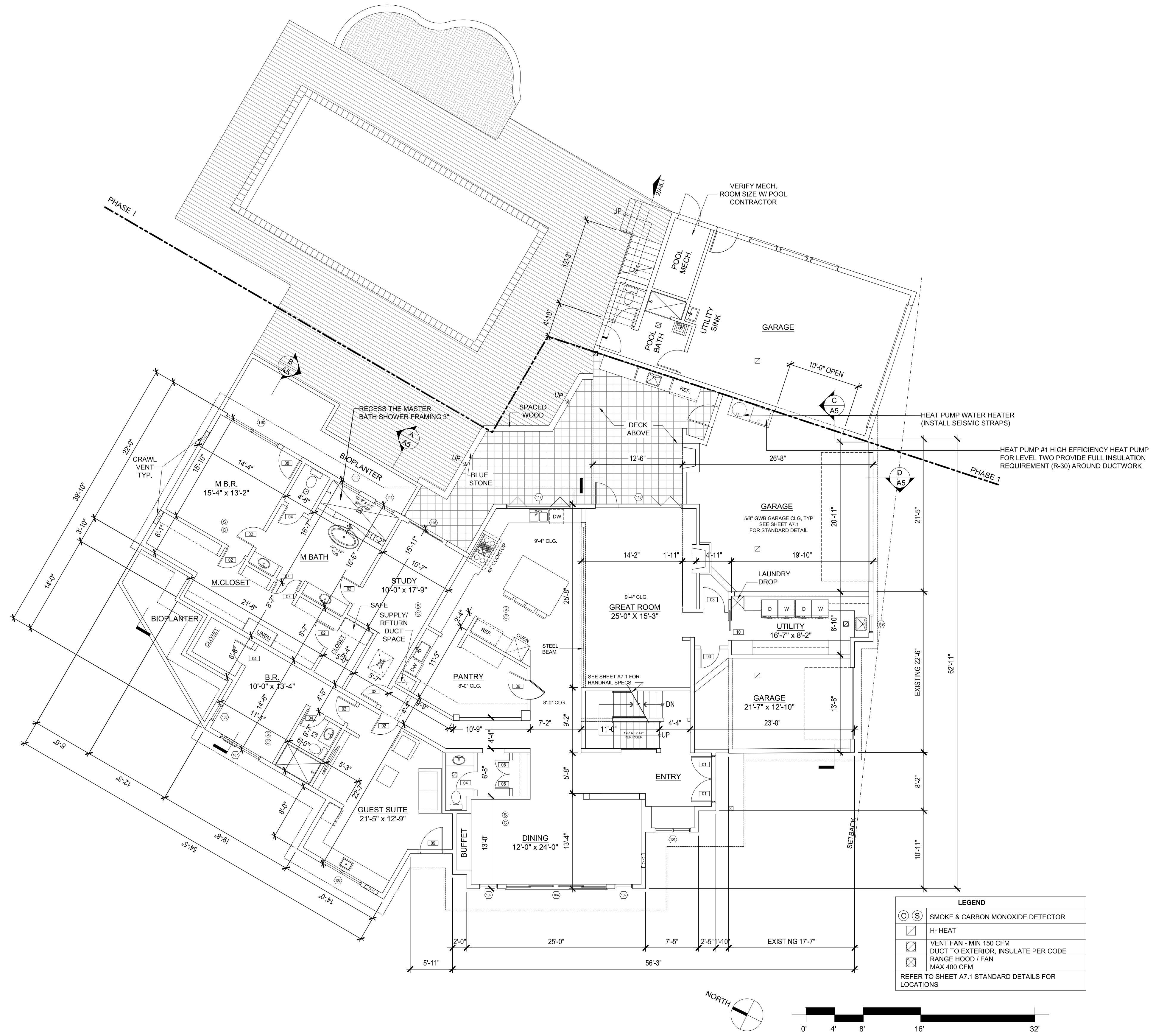
DATE: 04-28-22

**SURVEY
REQUIREMENTS**

SHEET:

A2.3

REVISED: 04-28-2022



MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

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REVISIONS:

Mark	Date

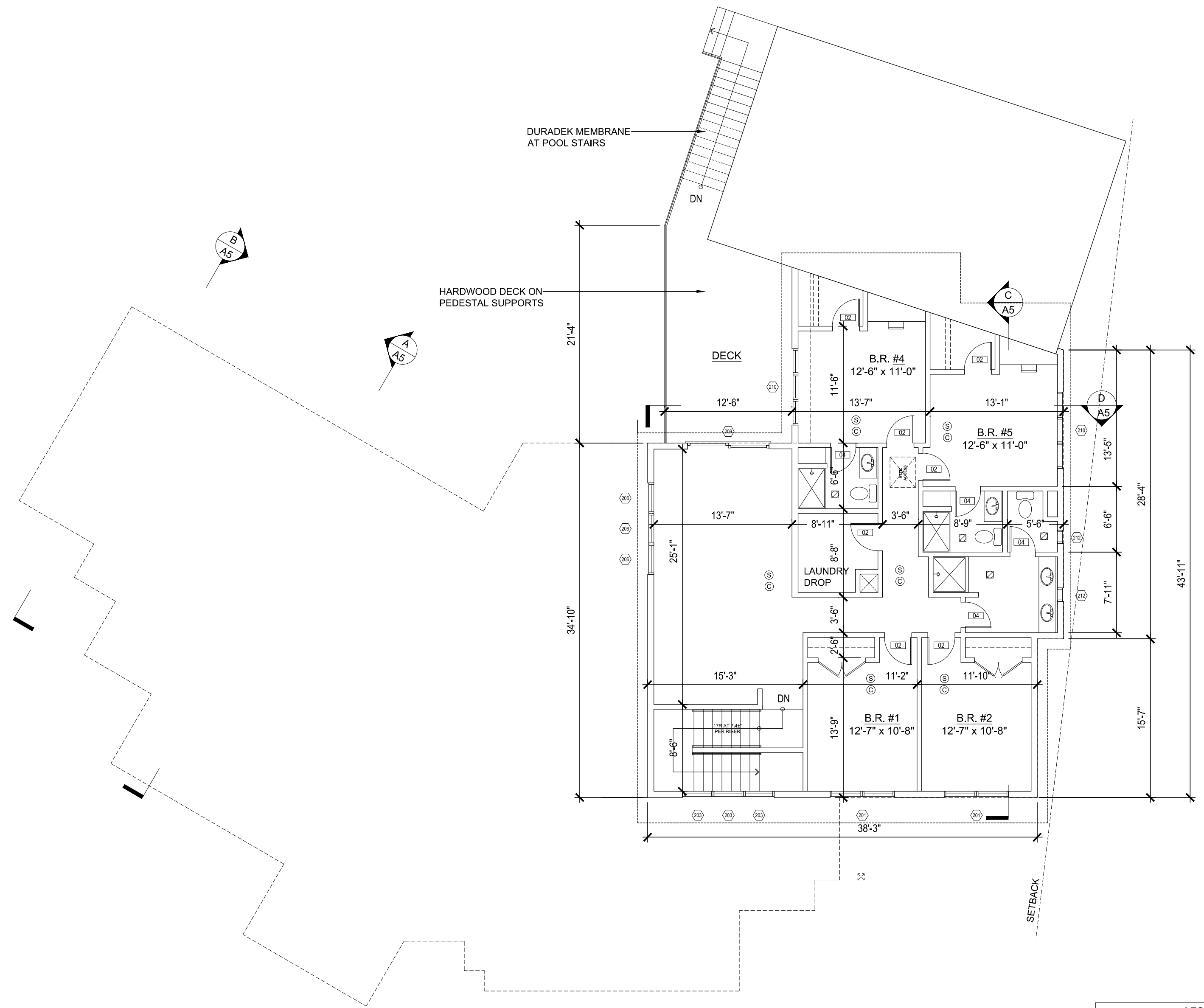
DATE: 04-28-22

MAIN LEVEL
 FLOOR PLAN

SHEET:
A3

REVISED: 04-28-2022

SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"



LEGEND	
Ⓢ	SMOKE & CARBON MONOXIDE DETECTOR
⊠	H- HEAT
⊠	VENT FAN - MIN 150 CFM DUCT TO EXTERIOR, INSULATE PER CODE
⊠	RANGE HOOD / FAN MAX 400 CFM
REFER TO SHEET A7.1 STANDARD DETAILS FOR LOCATIONS	

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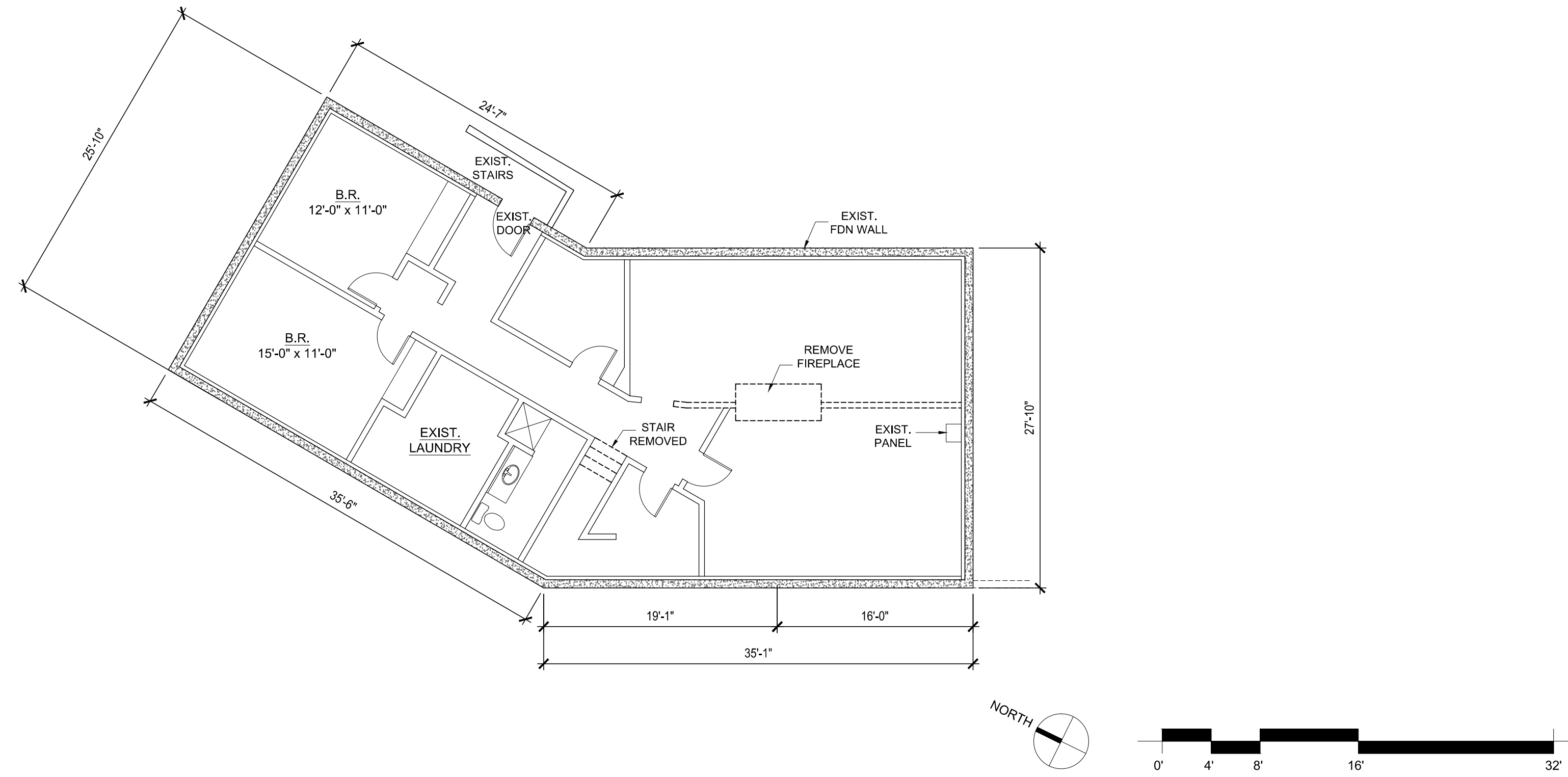
REVISIONS:	
Mark	Date

DATE: 04-28-22

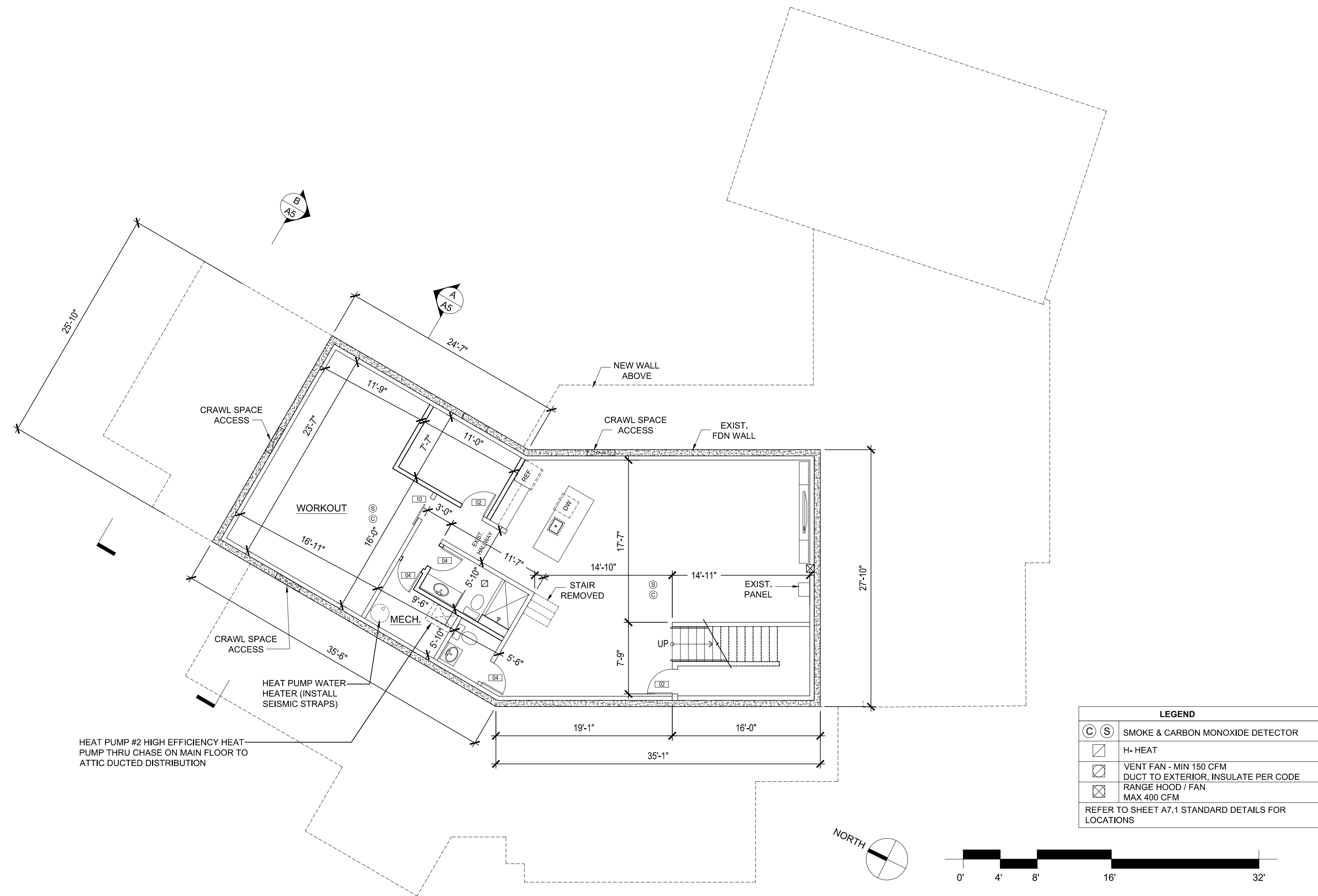
SECOND LEVEL
 FLOOR PLAN

SHEET:
A3.1

REVISED: 04-28-2022



EXISTING BASEMENT FLOOR PLAN
1/8" = 1'-0"

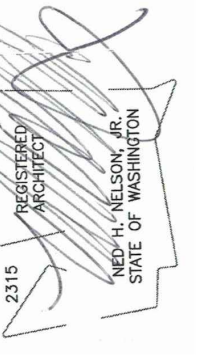


BASEMENT FLOOR PLAN
1/8" = 1'-0"

LEGEND	
(C) (S)	SMOKE & CARBON MONOXIDE DETECTOR
[H]	H- HEAT
[V]	VENT FAN - MIN 150 CFM DUCT TO EXTERIOR. INSULATE PER CODE
[R]	RANGE HOOD / FAN MAX 400 CFM
REFER TO SHEET A7.1 STANDARD DETAILS FOR LOCATIONS	

REVISED: 04-28-2022

Ned Nelson, Architect



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HEADRICK RESIDENCE
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PHASE II

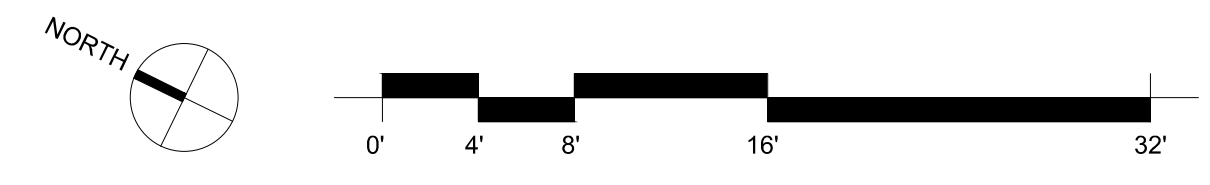
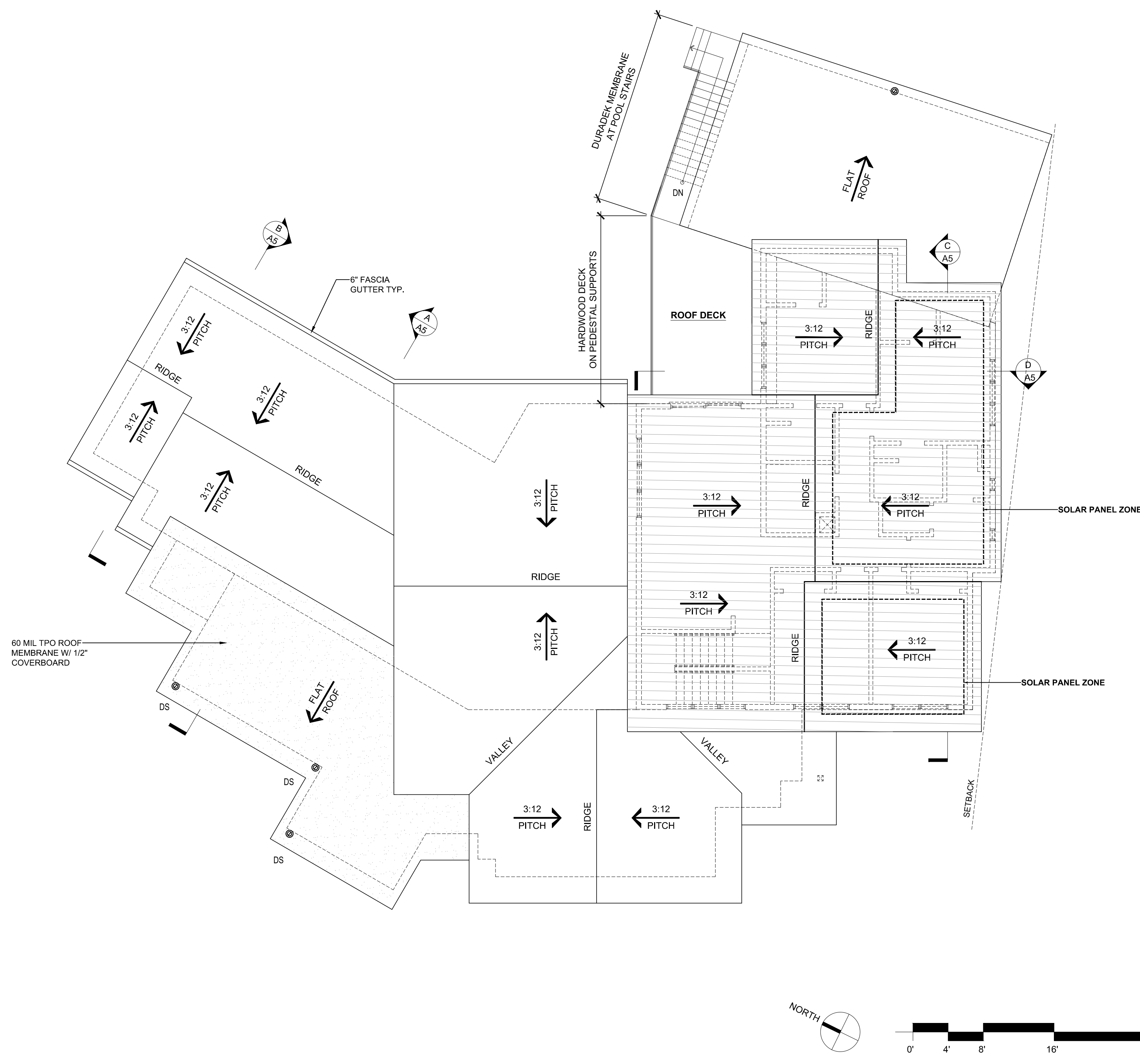
REVISIONS:

Mark	Date

DATE: 04-28-22

BASEMENT
FLOOR PLAN

SHEET:
A3.2



ROOF PLAN
1/8" = 1'-0"

REVISED: 04-28-2022

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 PHASE II

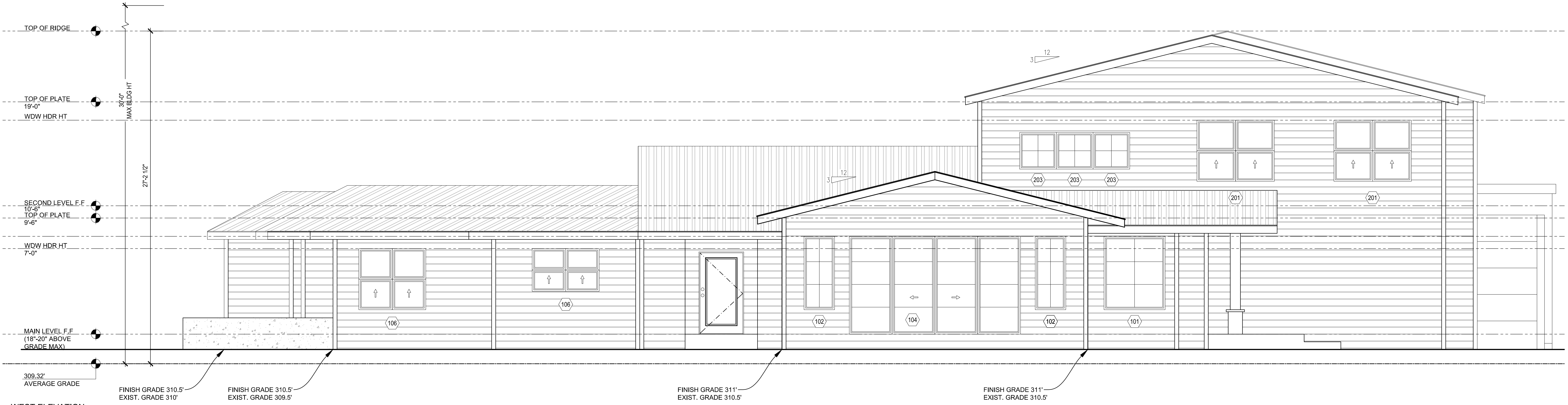
REVISIONS:

Mark	Date

DATE: 04-28-22

ROOF PLAN

SHEET:
A3.3



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

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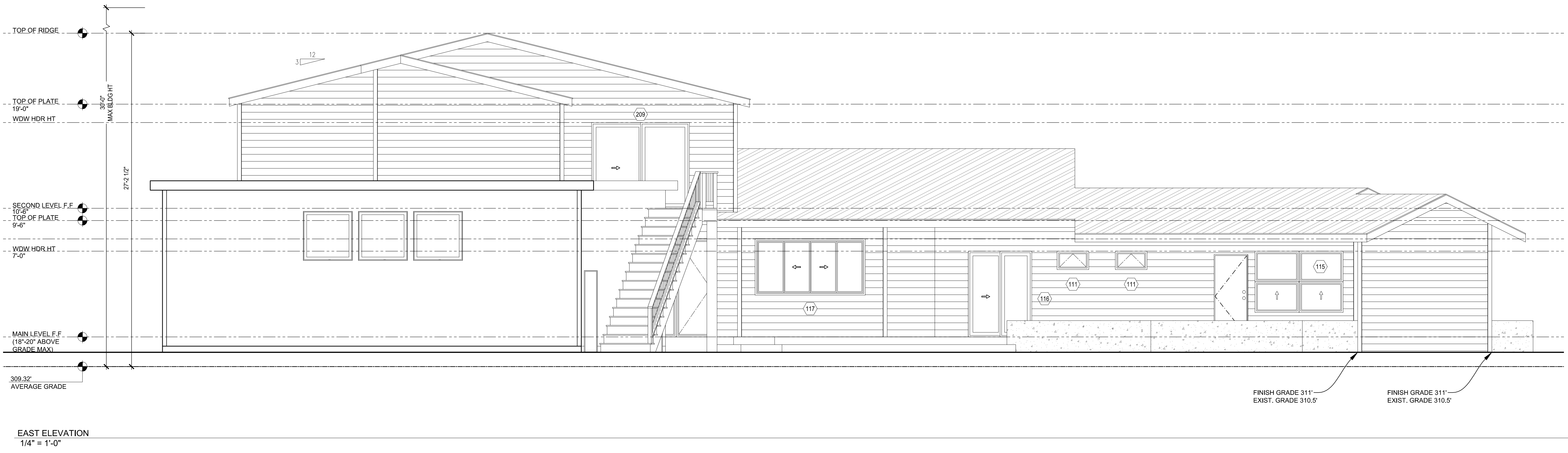
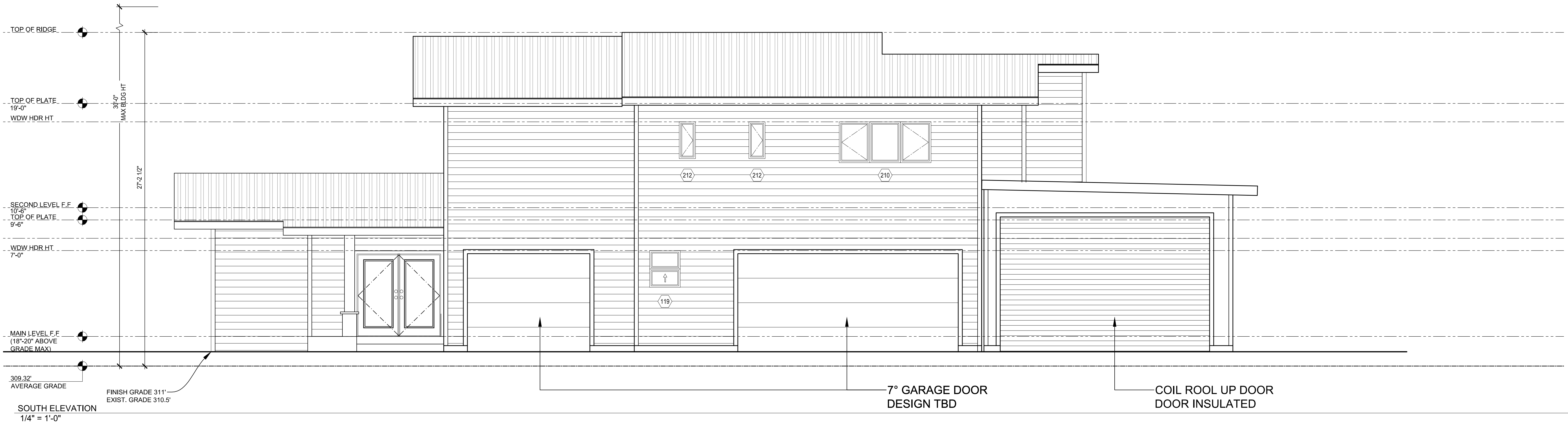
DATE: 04-28-22

ELEVATIONS

SHEET:

REVISED: 04-28-2022

A4



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HEADRICK RESIDENCE
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 MERCER ISLAND, WA. 98040
 PHASE II

REVISIONS:

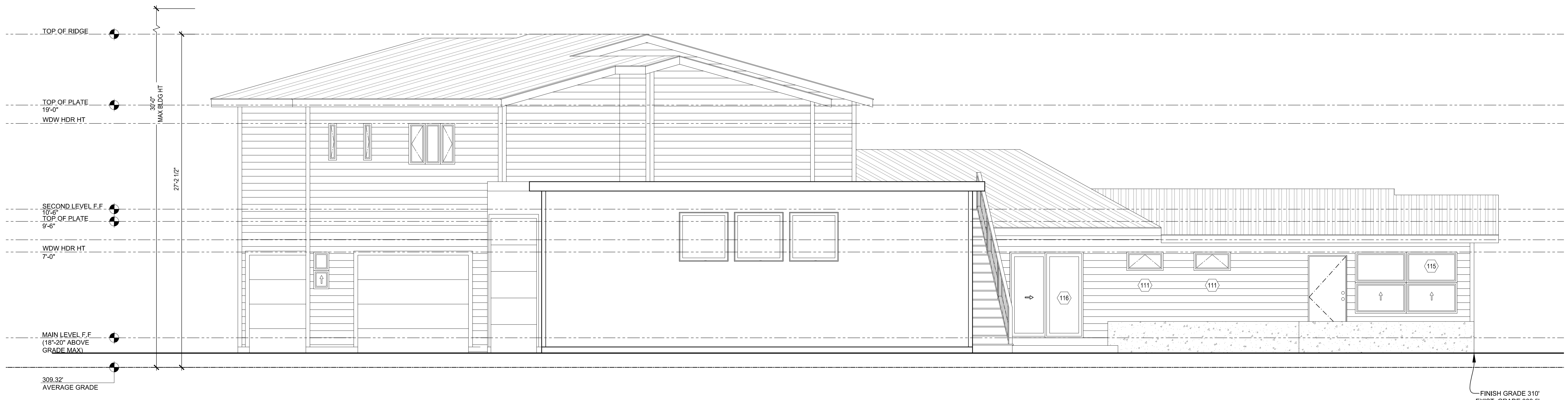
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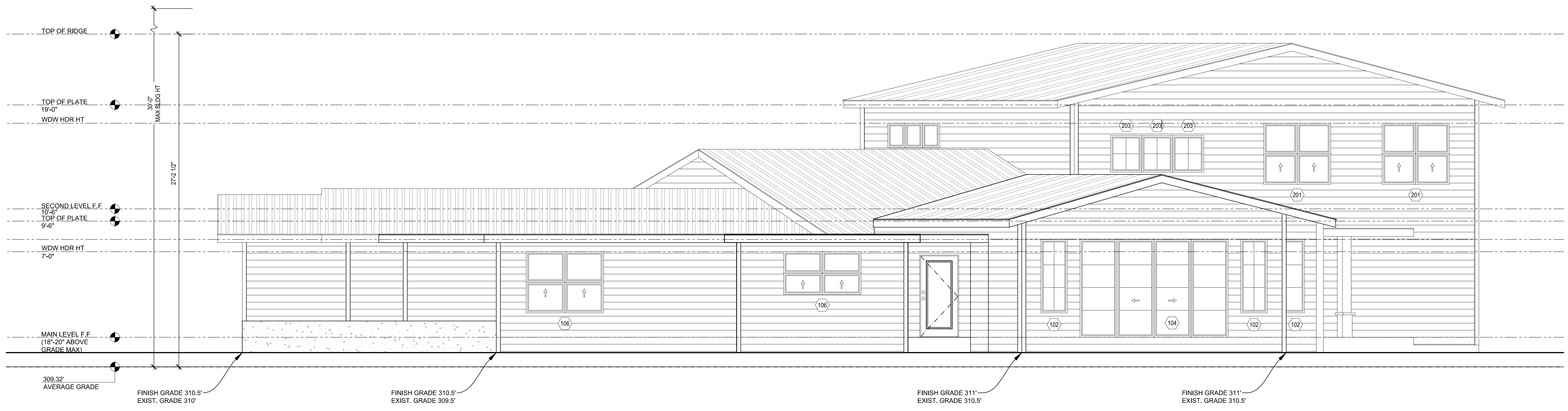
ELEVATIONS

SHEET:
A4.1

REVISED: 04-28-2022



A - EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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HEADRICK RESIDENCE
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 MERCER ISLAND, WA. 98040
 PHASE II

REVISIONS:

Mark	Date

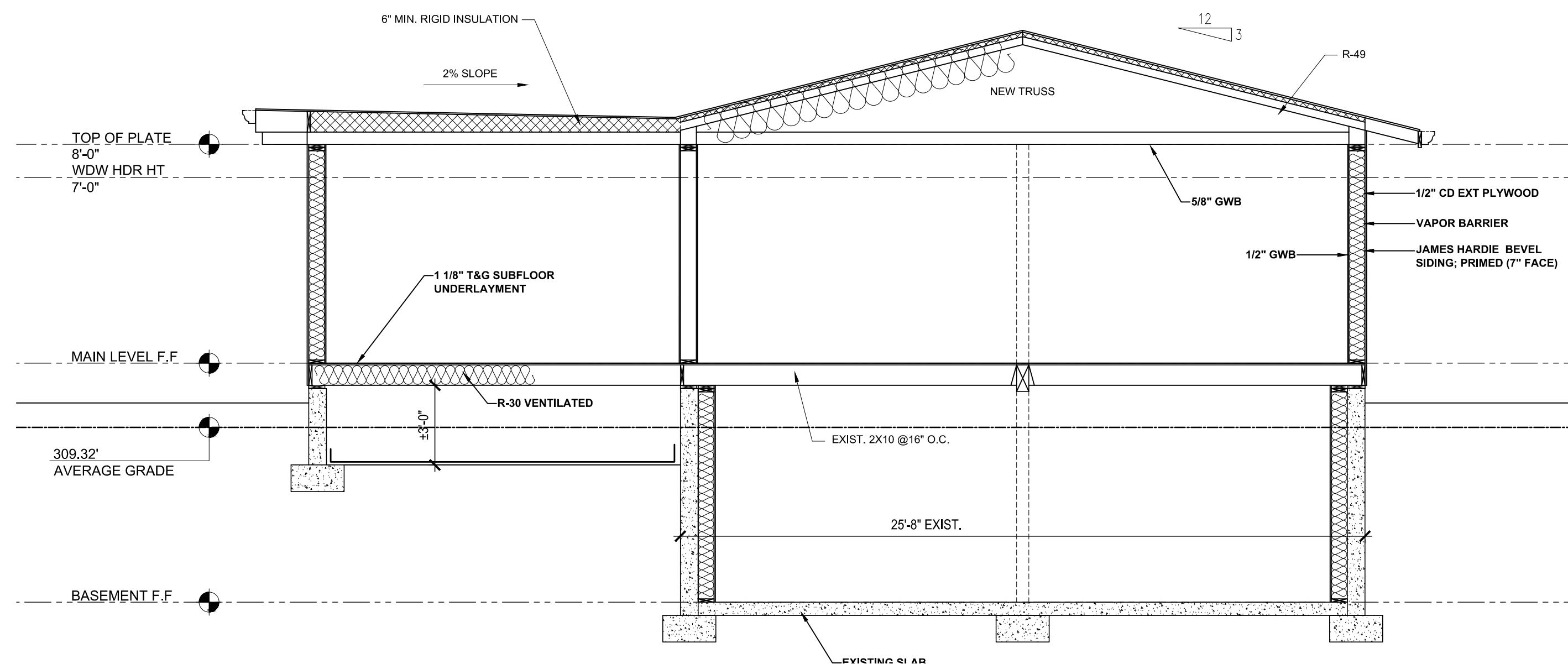
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ELEVATIONS

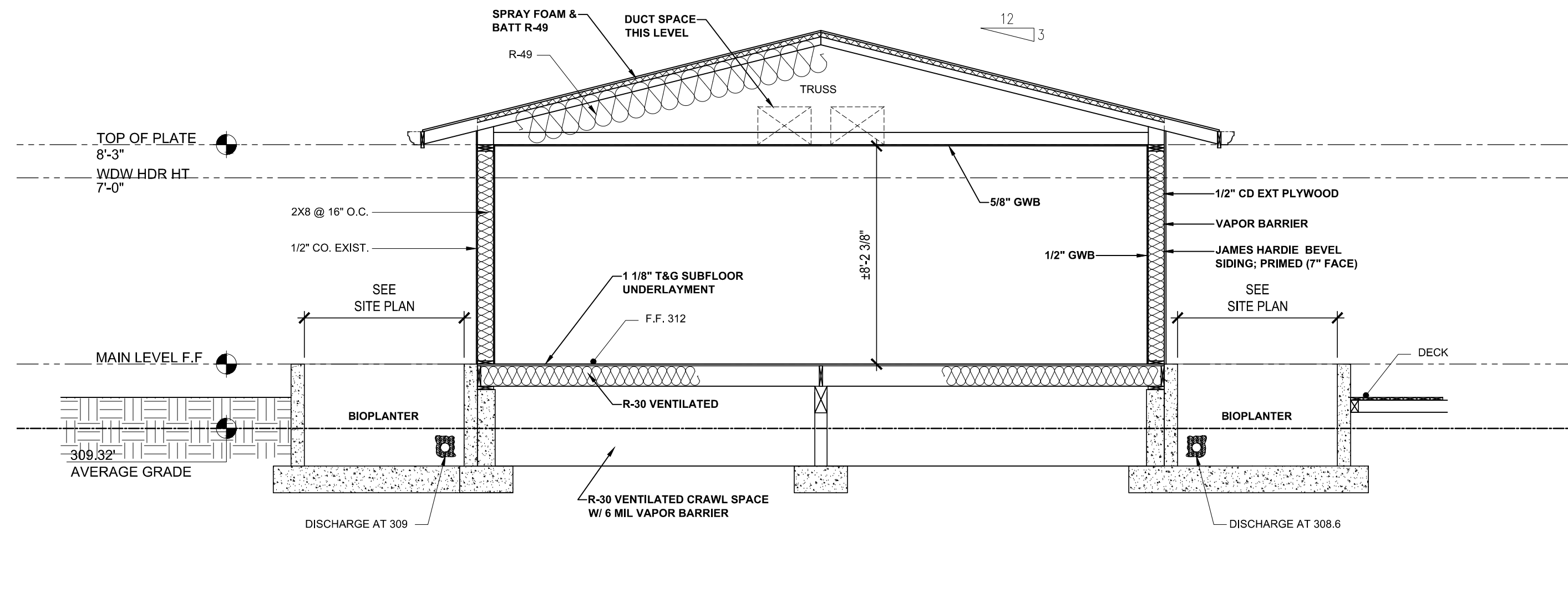
SHEET:

REVISED: 04-28-2022

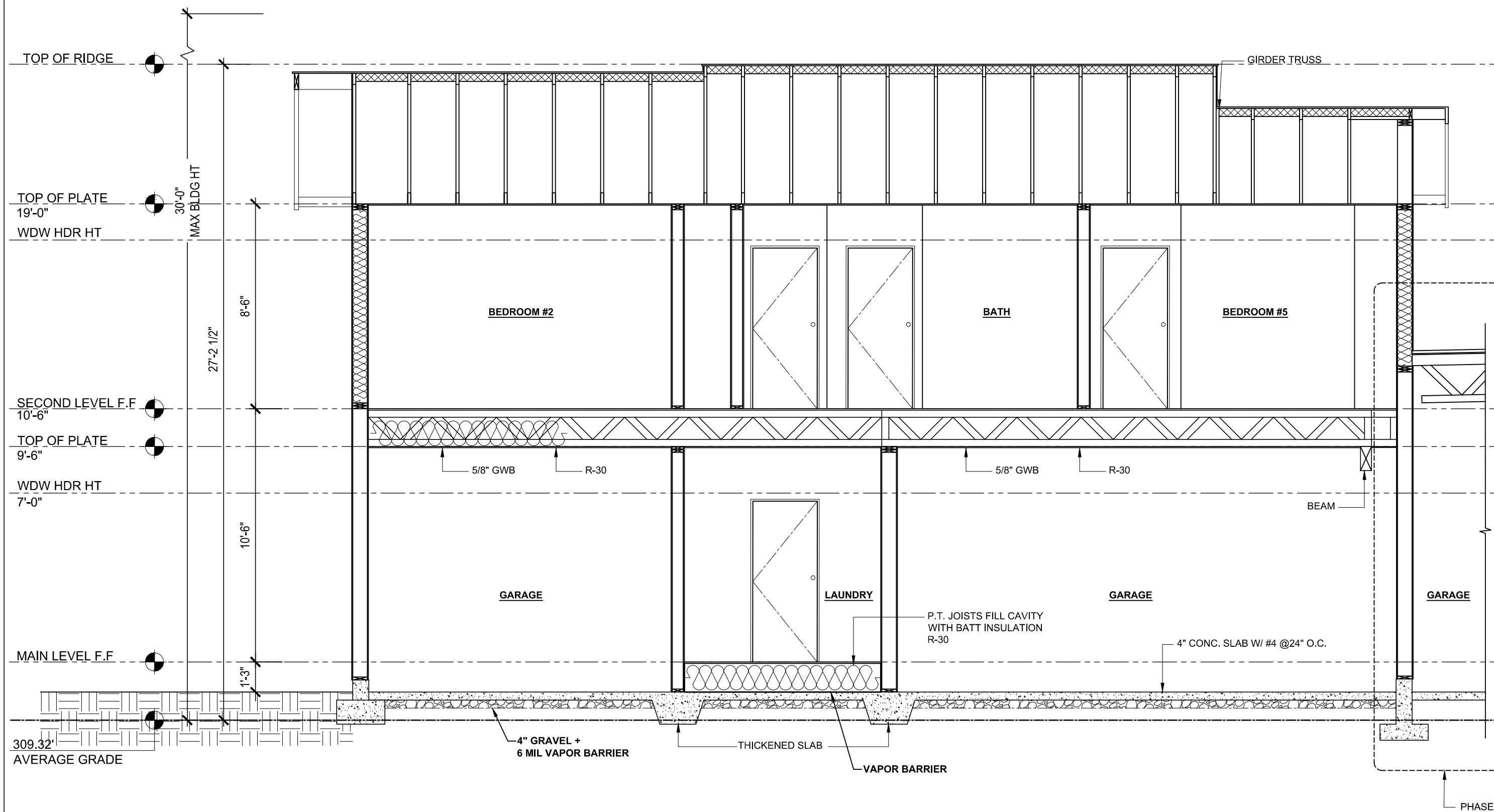
A4.2



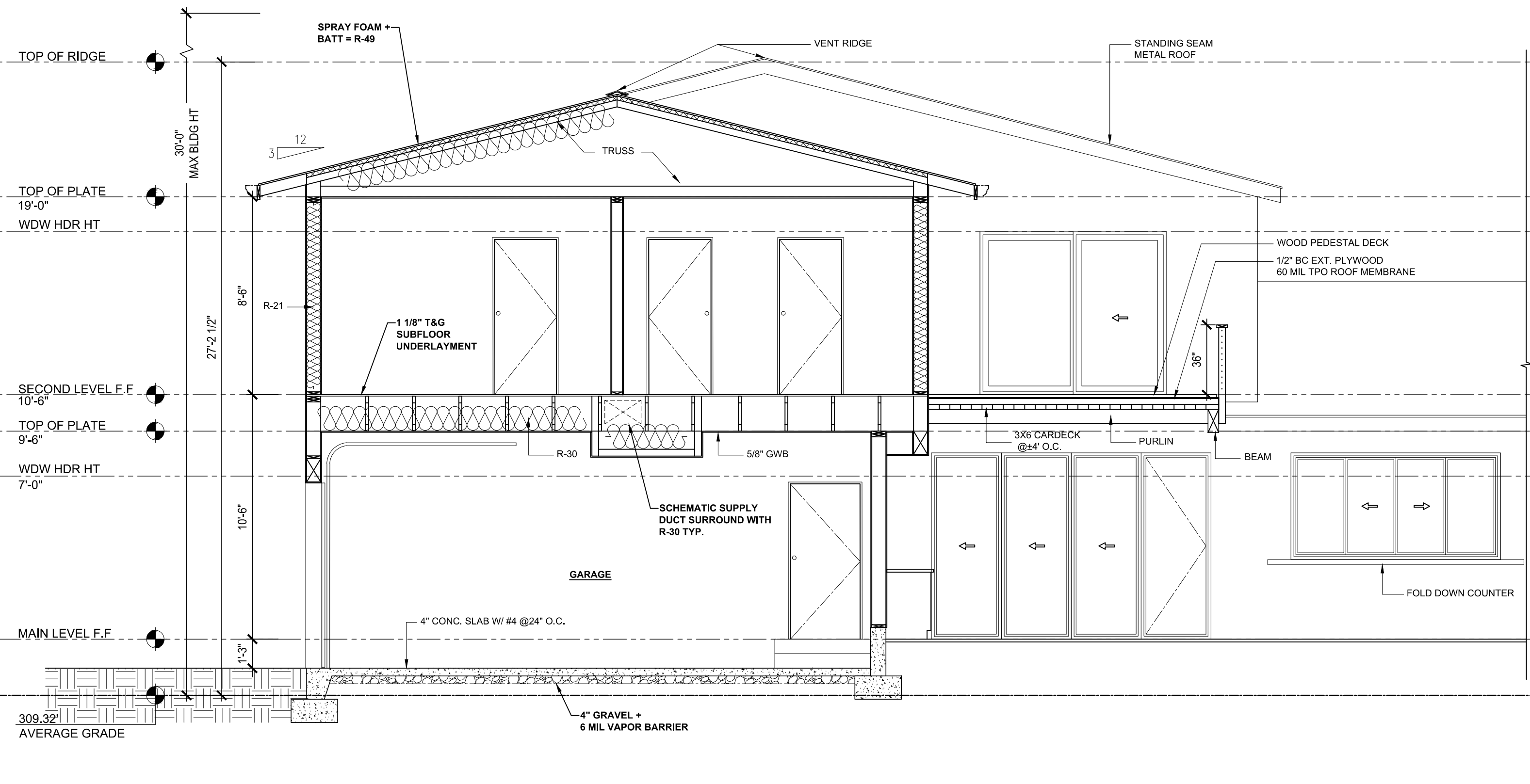
A - SECTION
1/4" = 1'-0"



B - SECTION
1/4" = 1'-0"



C - SECTION
1/4" = 1'-0"



D - SECTION
1/4" = 1'-0"

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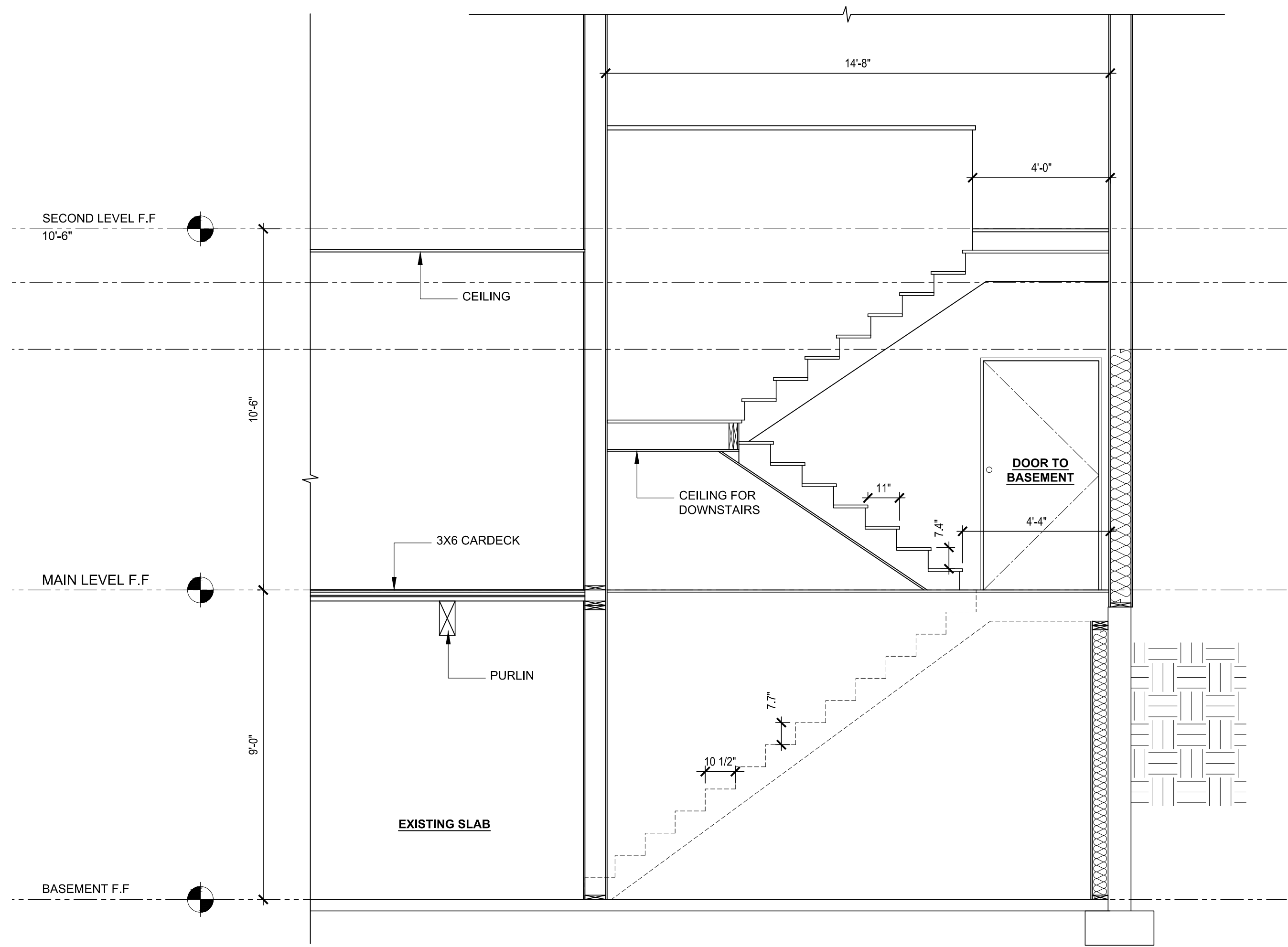
DATE: 04-28-22

SECTIONS

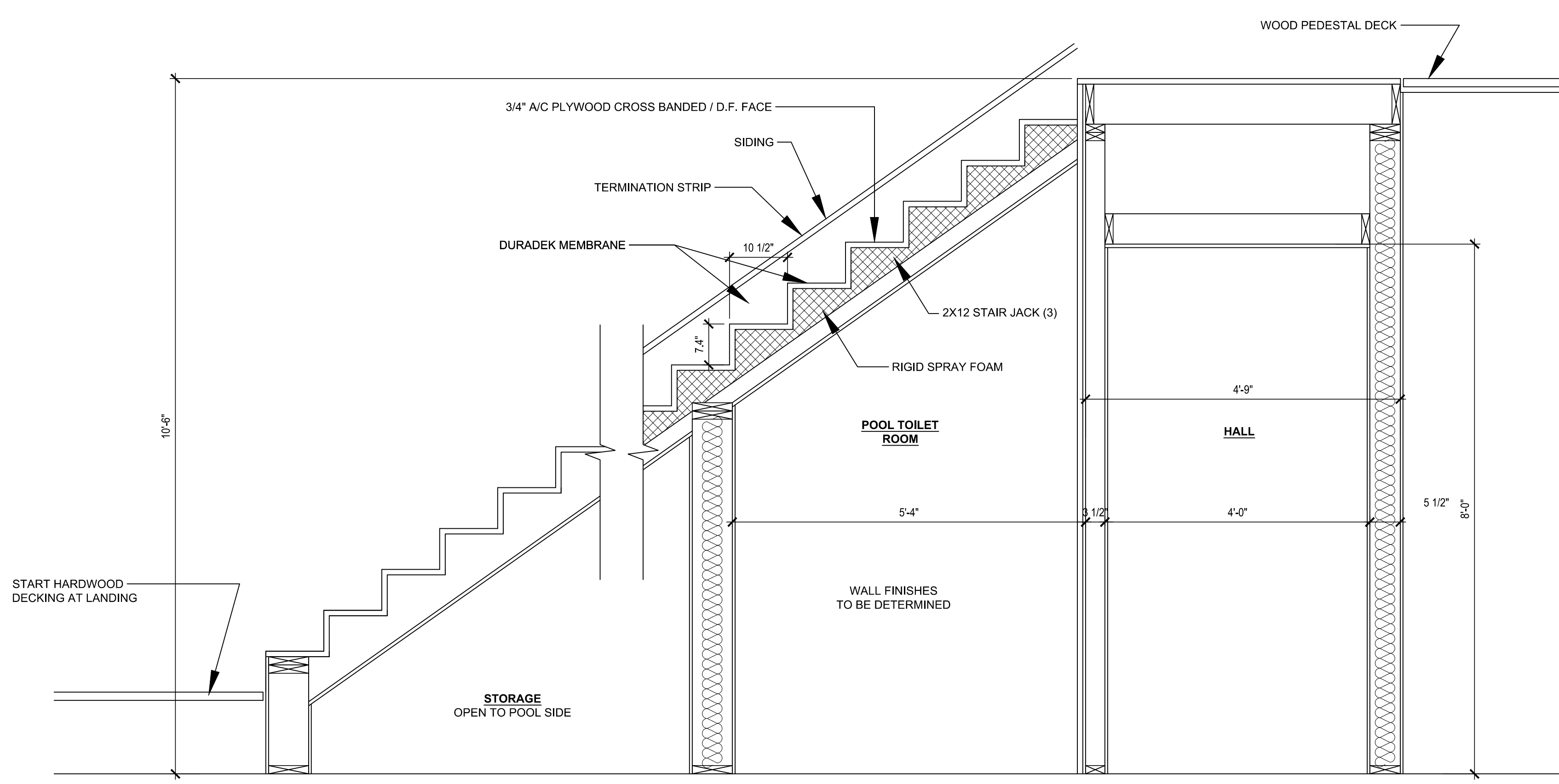
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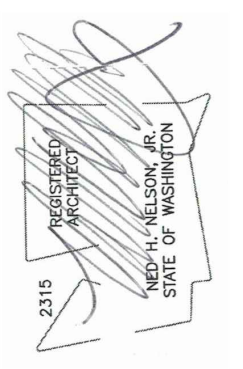


STAIRS SECTION
3/8" = 1'-0"



POOL STAIRS SECTION
3/4" = 1'-0"

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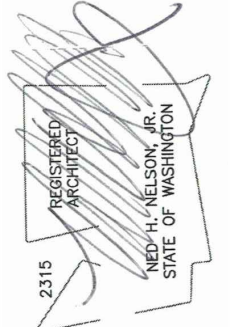
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DATE: 04-28-22

WINDOW SCHEDULE

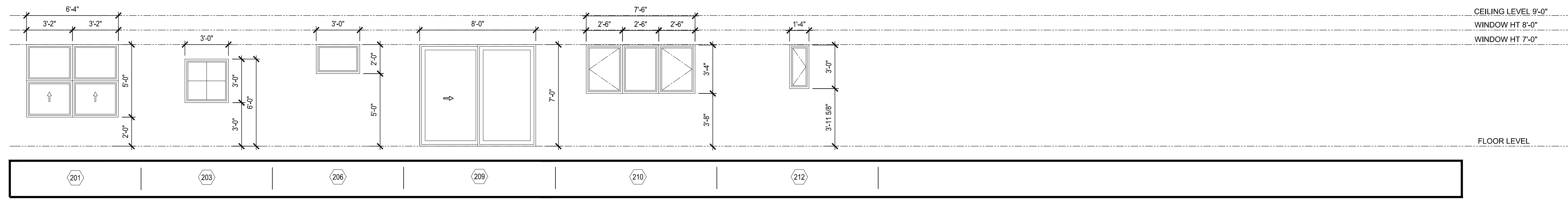
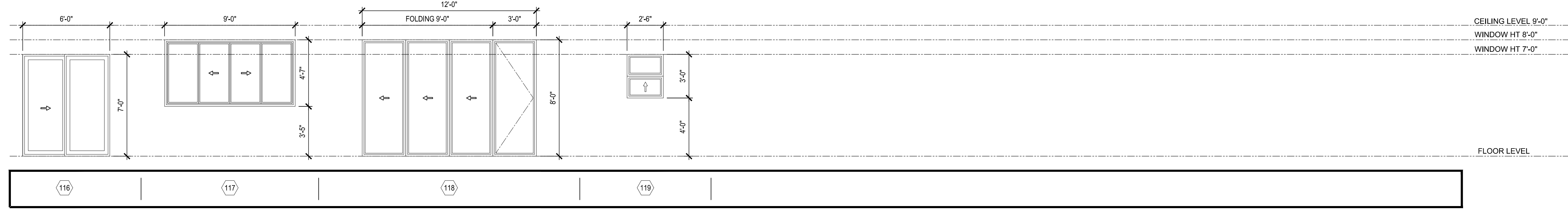
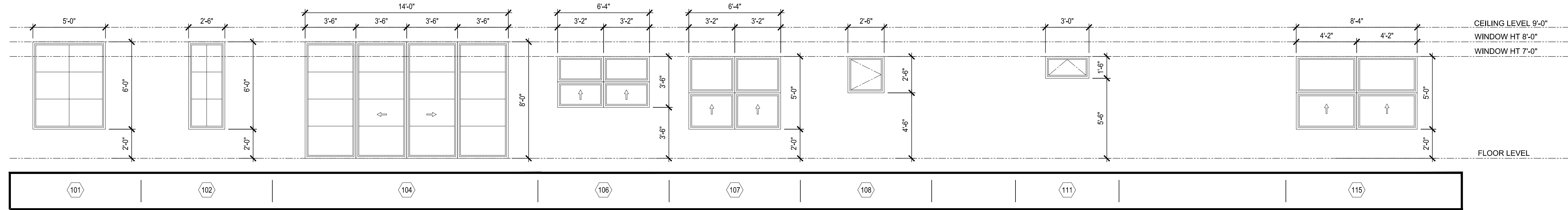
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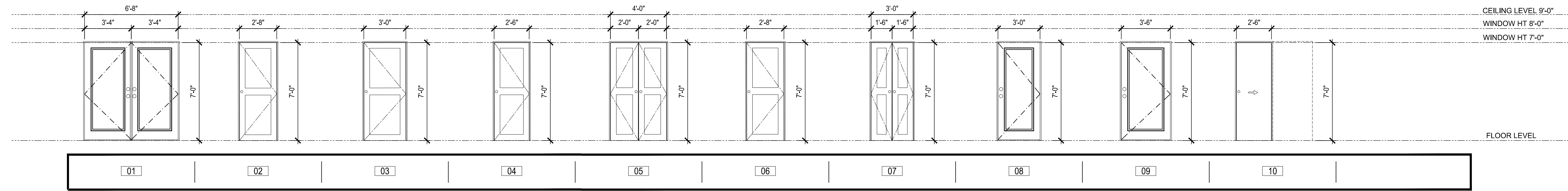
REVISED: 04-28-2022

WINDOW NOTES

- EGRESS NOTES: SILL HEIGHT ≤ 44"
CLEAR WIDTH ≥ 20"
CLEAR HEIGHT ≥ 24"
NET AREA ≥ 5.7 SQ. FT.
- WINDOW SIZES ARE BASED ON FRAMED ROUGH OPENING. WINDOW MANUFACTURER TO SIZE WINDOWS ACCORDINGLY.
- ALL DIMENSIONS (INCLUDING FRAMES AND ROUGH OPENINGS) SHALL BE FIELD VERIFIED PRIOR TO ORDERING.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- ALIGN WINDOW HEADS WITH EXTERIOR DOORS. U.N.O.
- FLASHING PER MANUFACTURER'S SPECIFICATIONS.
- GLAZING TO BE NFRC LABELED PER 2018 WSEC R303.1.3



WINDOW SCHEDULE												
	TAG	LOCATION	COUNT	WIDTH	HEIGHT	AREA (SF)	MFG	EGRESS?	TEMPERED?	OBSCURE?	OPERATION	COMMENTS
LEVEL 1	101	ENTRY	1	5'-0"	6'-0"	30	MARVIN	NO	YES	NO	FIXED	MATCH HORIZONTAL MUNTINS WITH SLIDING DOOR #104
	102	DINING	2	2'-6"	6'-0"	15	MARVIN	NO	YES	NO	FIXED	MATCH HORIZONTAL MUNTINS WITH SLIDING DOOR #104
	104	DINING	1	14'-0"	8'-0"	112	MARVIN	YES	YES	NO	SLIDING BI PARTING DOOR	TEMPERED SCREEN
	106	GUEST FAMILY ROOM	2	3'-2"	3'-6"	11	MARVIN	YES	NO	NO	DOUBLE HUNG	PAIR / SCREEN
	107	GUEST FAMILY ROOM	2	3'-2"	5'-0"	16	MARVIN	YES	NO	NO	DOUBLE HUNG	PAIR / SCREEN
	108	GUEST ROOM	1	2'-6"	2'-6"	7	MARVIN	YES	NO	NO	CASEMENT	SCREEN
						5						
	111	M.BATH	2	3'-0"	1'-6"	4.5	MARVIN	NO	YES	NO	AWNING	SCREEN
	115	M. BEDROOM	1	4'-2"	5'-0"	21	MARVIN	YES	NO	NO	DOUBLE HUNG	PAIR / SCREEN
	116	STUDY	1	6'-0"	7'-0"	42	MARVIN	YES	YES	NO	SLIDING GLASS DOOR	SCREEN
	117	KITCHEN	1	9'-0"	4'-7"	41	MARVIN	YES	YES	NO	BI FOLD EACH SIDE	
	118	GREAT ROOM	1	12'-0"	8'-0"	96	MARVIN	YES	YES	NO	SPECIAL	
	119	UTILITY	1	2'-6"	3'-0"	7.5	MARVIN	YES	YES	NO	DOUBLE HUNG	SCREEN
LEVEL 2	201	BEDROOM #1 #2	2	3'-2"	5'-0"	16	MARVIN	YES	NO	NO	DOUBLE HUNG	PAIR / SCREEN
	203	STAIRS CLEARESTORY	3	3'-0"	3'-0"	9	MARVIN	NO	YES	NO	FIXED	
	206	FAMILY	3	3'-0"	2'-0"	6	MARVIN	NO	NO	NO	AWNING	
	209	FAMILY	1	8'-0"	7'-0"	56	MARVIN	YES	YES	NO	SLIDING GLASS DOOR	SCREEN
	210	BEDROOM #4	2	2'-6"	3'-4"	8.3	MARVIN	YES	NO	NO	CASEMENT & FIXED	3 / SCREEN
	212	BATH	2	1'-4"	3'-0"	4	MARVIN	YES	YES	NO	CASEMENT	SCREEN



DOOR SCHEDULE								
	TAG	LOCATION	COUNT	WIDTH	HEIGHT	TEMPERED?	OPERATION	COMMENTS
LEVEL 1	01	ENTRY	2	3'-4"	7'-0"	NO		PAIR
	02	BEDROOMS	7	2'-8"	7'-0"	NO		
	03	GARAGE	2	3'-0"	7'-0"	NO		SOLID CORE - 30 MIN. RATED SELF CLOSING AND LATCHING
	04	BATH	4	2'-6"	7'-0"	NO		
	05	CLOSET	2	2'-0"	7'-0"	NO		PAIR
	06	PANTRY	1	2'-8"	7'-0"	NO		
	07	MASTER CLOSET	2	1'-6"	7'-0"	NO		PAIR
	08	MASTER BEDROOM	1	3'-0"	7'-0"	NO		
	09	ENTRY	1	3'-6"	7'-0"	NO		
	10	LAUNDRY	1	2'-10"	7'-0"	NO		POCKET
LEVEL 2	02	BEDROOMS	7	2'-8"	7'-0"	NO		
	04	BATH	4	2'-6"	7'-0"	NO		
BASEMENT	02	BEDROOMS	2	2'-8"	7'-0"	NO		
	04	BATH	3	2'-6"	7'-0"	NO		
	10	WORKOUT	1	2'-6"	7'-0"	NO		POCKET

- DOOR NOTES**
- BUILDING ENTRANCE DOOR, INCLUDING GARAGE DOOR, SHALL BE CAPABLE OF LOCKING.
 - THEY SHALL BE EQUIPPED WITH A DEAD-LOCKING LATCH BOLT WITH AT LEAST A 1/2" THROW THAT PENETRATES THE STRIKER NOT LESS THAN 1/4".
 - BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - EVERY BUILDING ENTRANCE, EXCLUDING THE GARAGE DOOR, SHALL HAVE A VISITOR OBSERVATION PORT OR GLASS SIDE LIGHT.
 - OBSERVATION PORTS SHALL BE INSTALLED AT MIN 54" A.F.F. AND MAX 66" A.F.F.
 - DEADBOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPERABLE WINDOWS. THE LOCK SHALL BE INSTALLED SO THAT THE MOUNTING SCREWS FOR THE LOCK ARE INACCESSIBLE FROM THE OUTSIDE.

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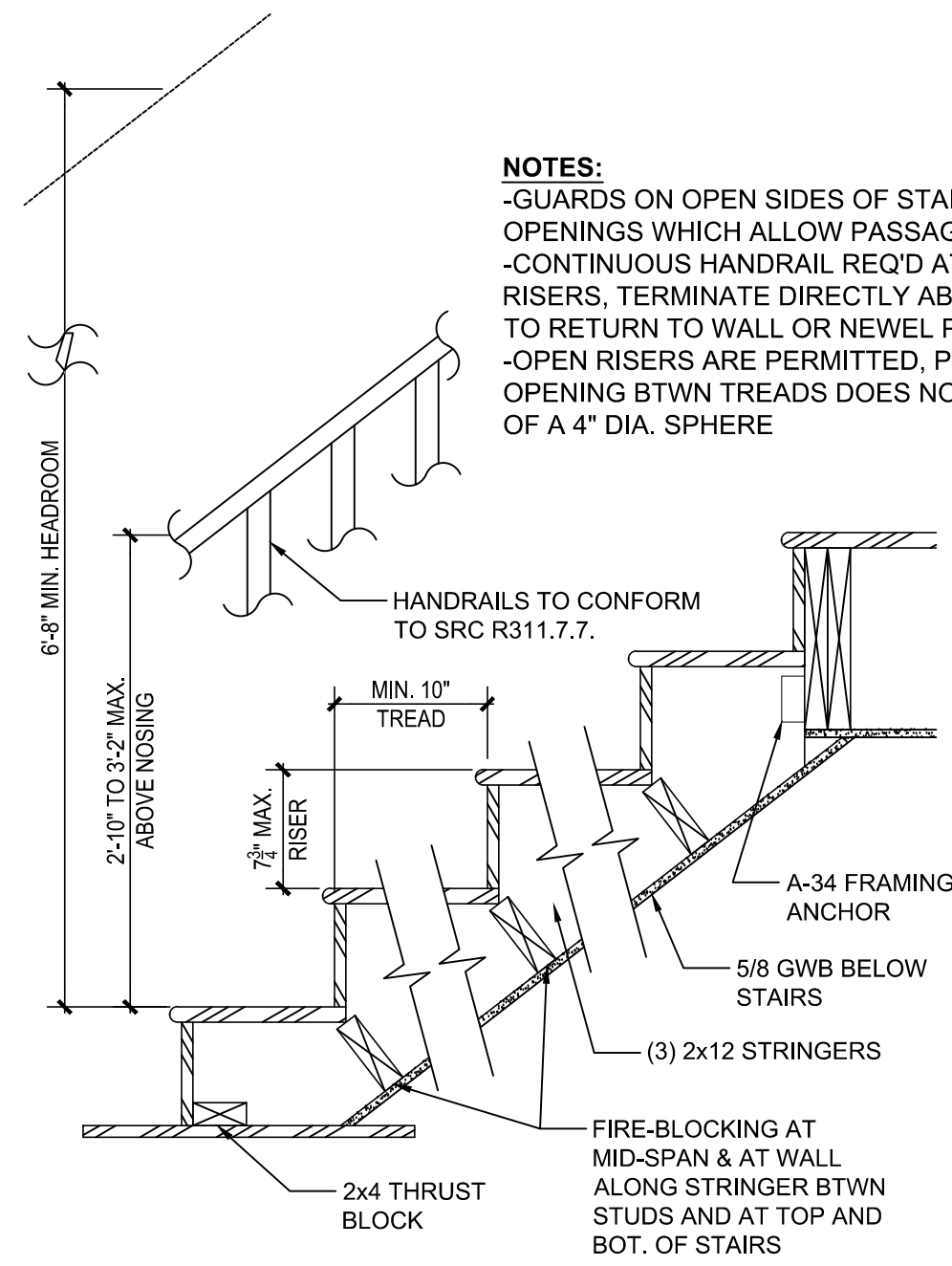
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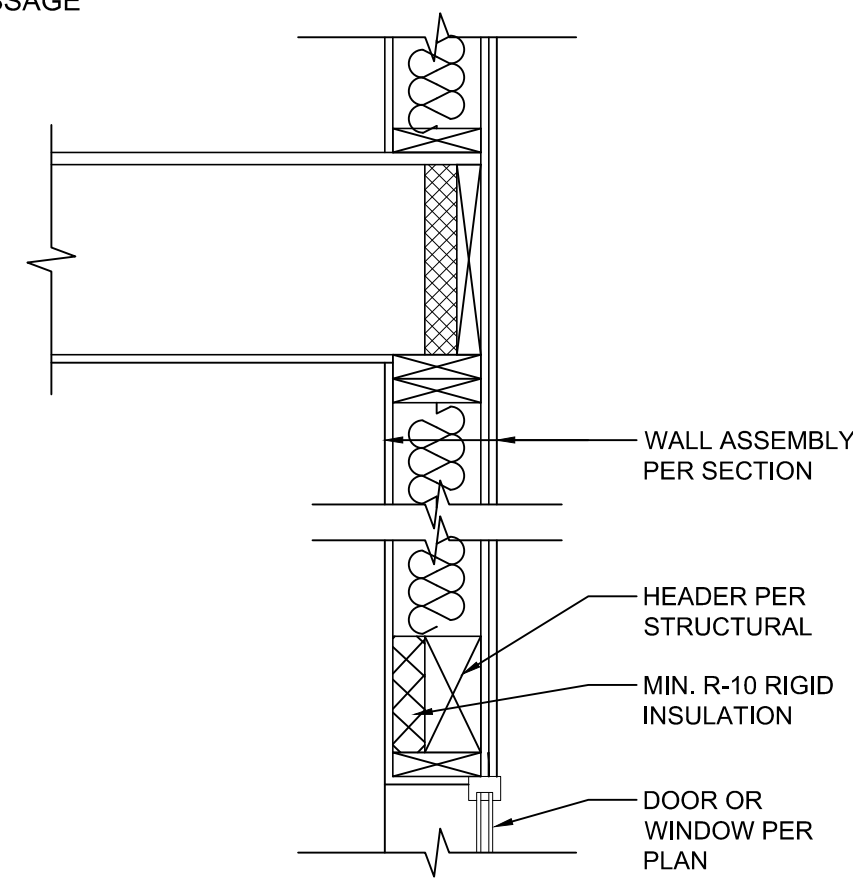
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DOOR SCHEDULE

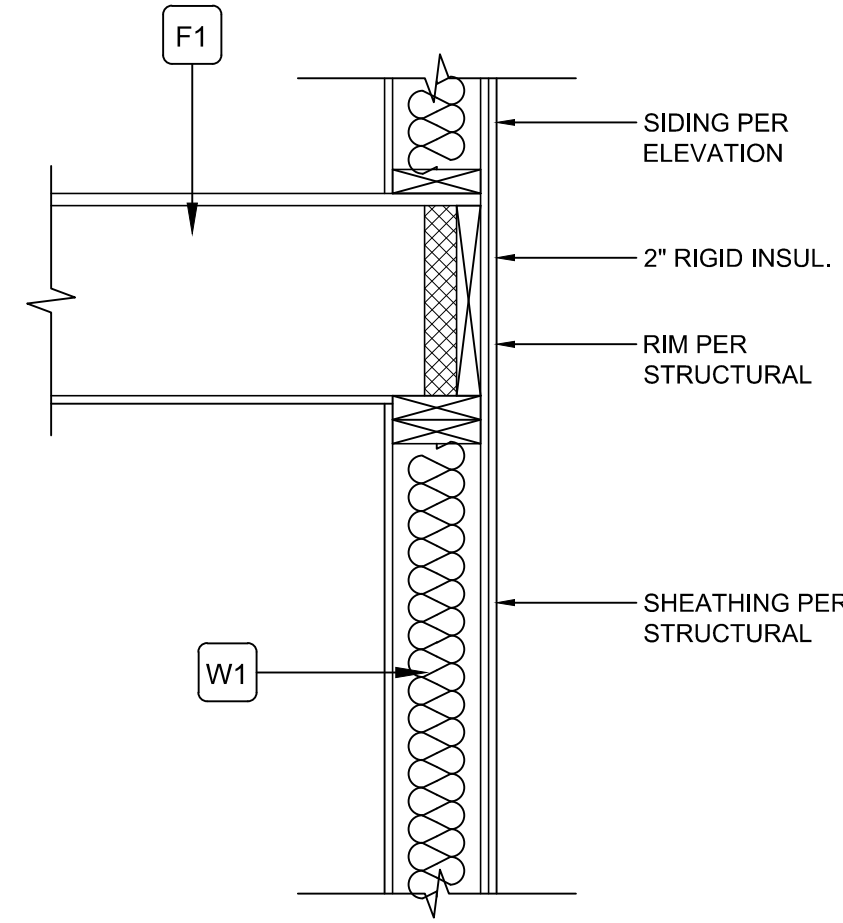
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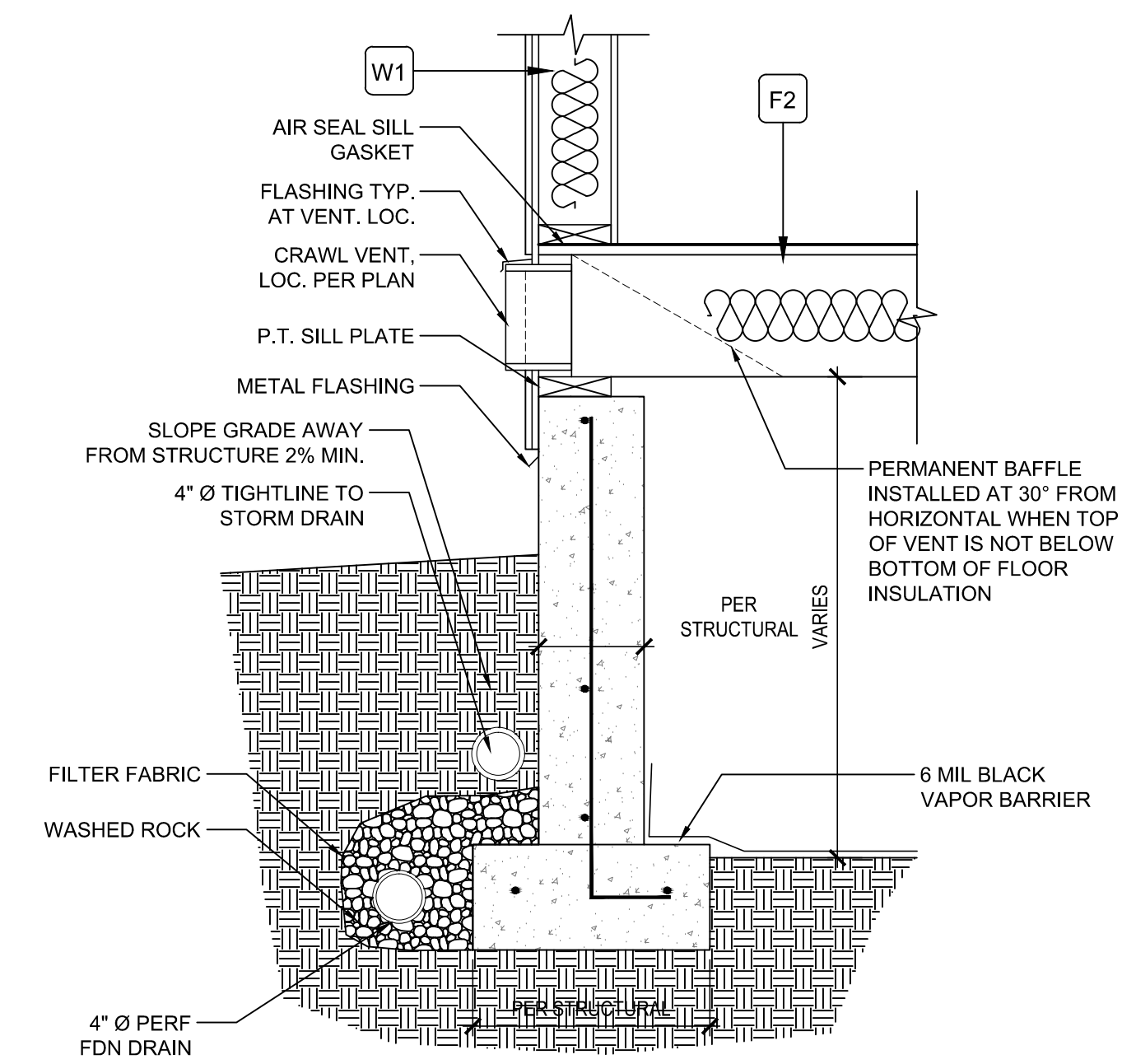
1
A7 TYPICAL INTERIOR STAIRS
SCALE: 1"=1'-0"



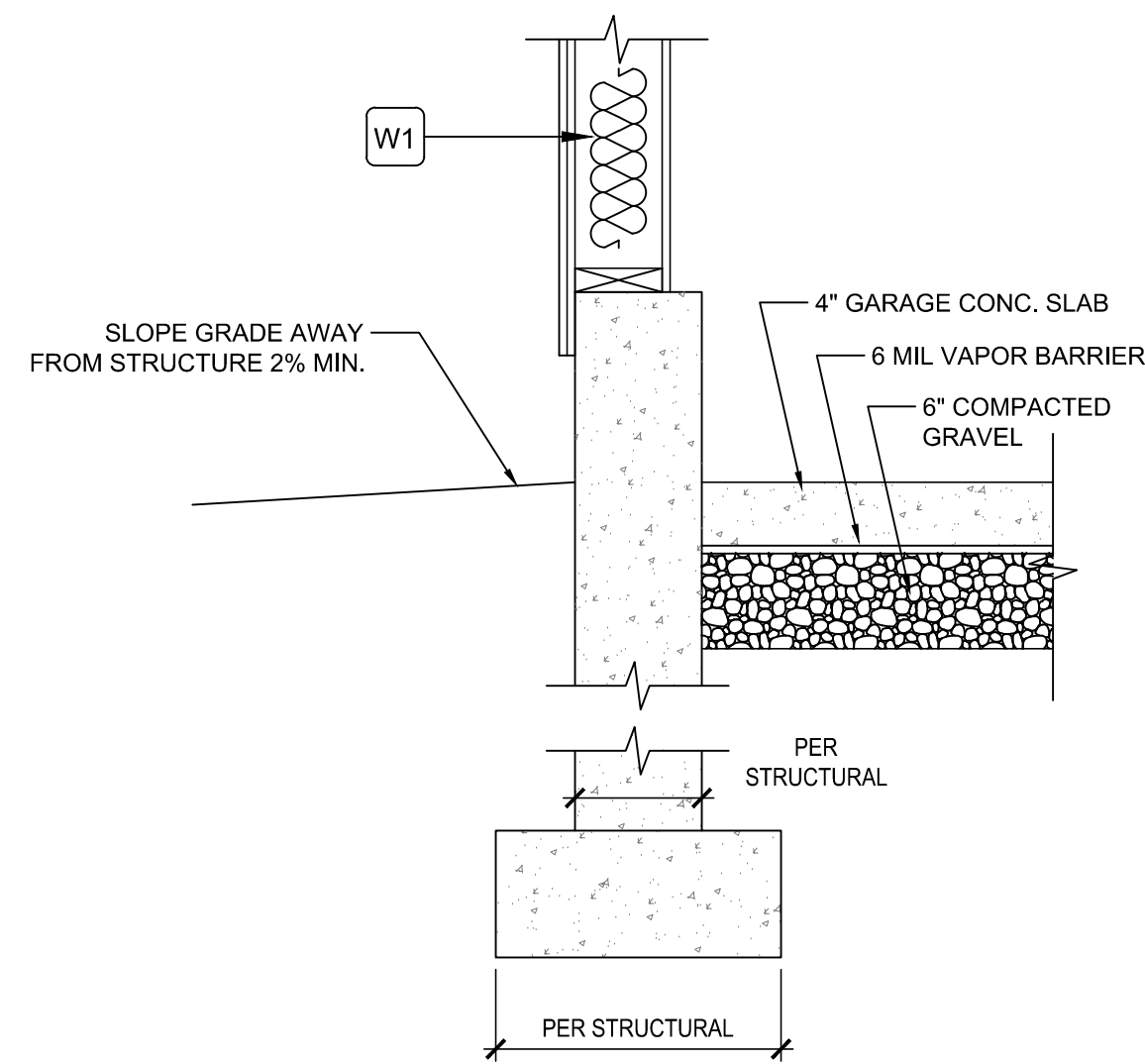
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A7 TYPICAL HEADER
SCALE: 1"=1'-0"



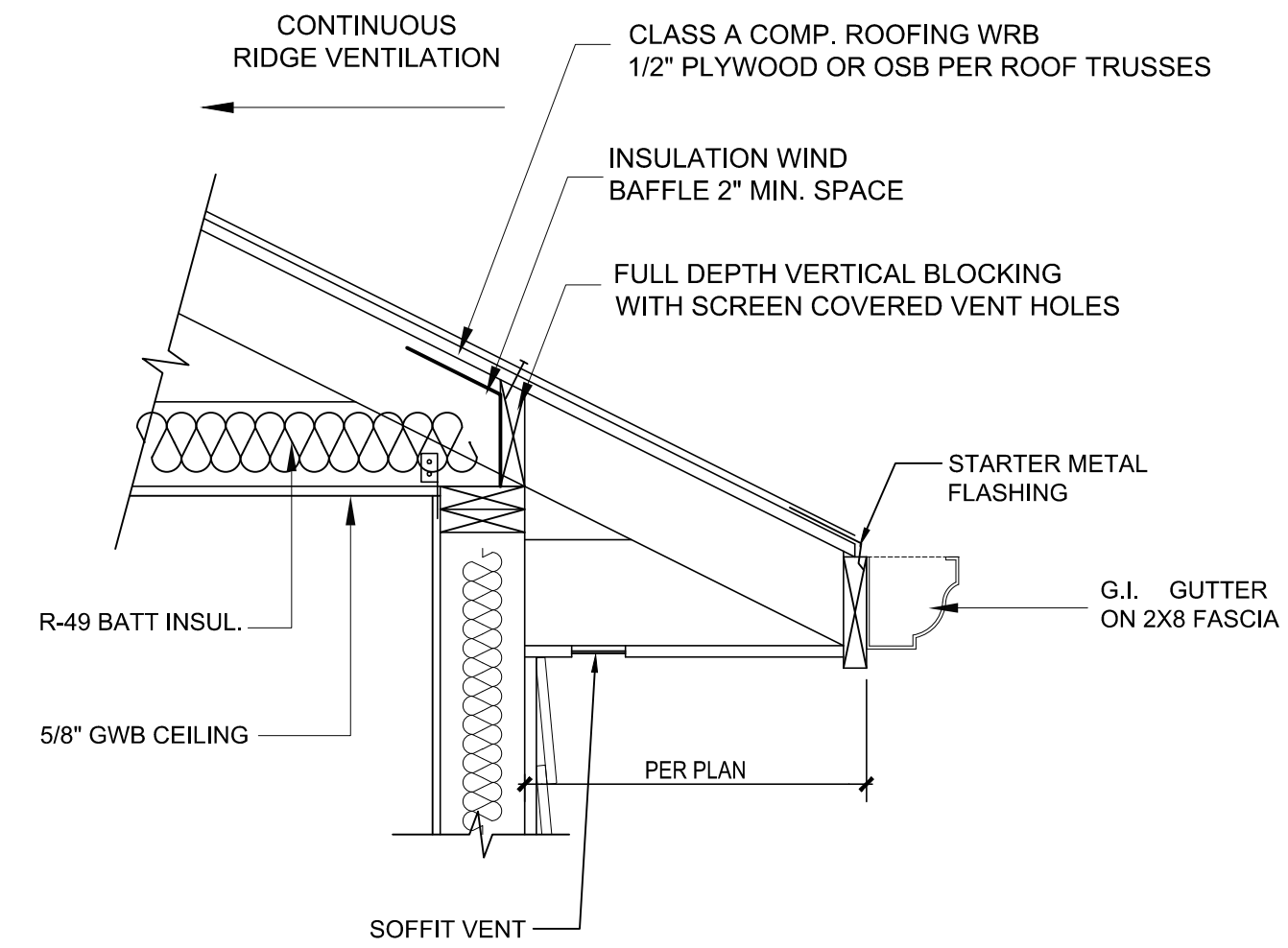
3
A7 TYP. EXTERIOR WALL AT PLATE
SCALE: 1"=1'-0"



4
A7 TYP. FOUNDATION AT CRAWL SPACE
SCALE: 1"=1'-0"



5
A7 TYP. FOUNDATION AT GARAGE
SCALE: 1"=1'-0"



6
A7 EAVE DETAIL
SCALE: 1"=1'-0"

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SHEET:
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Residential Handrails

This tip sheet reflects code requirements of the 2018 International Residential Code (IRC) with Washington State Amendments.

Where Required

Handrails are required on at least one side of each continuous run of treads or flight with four or more risers.

Typical Details

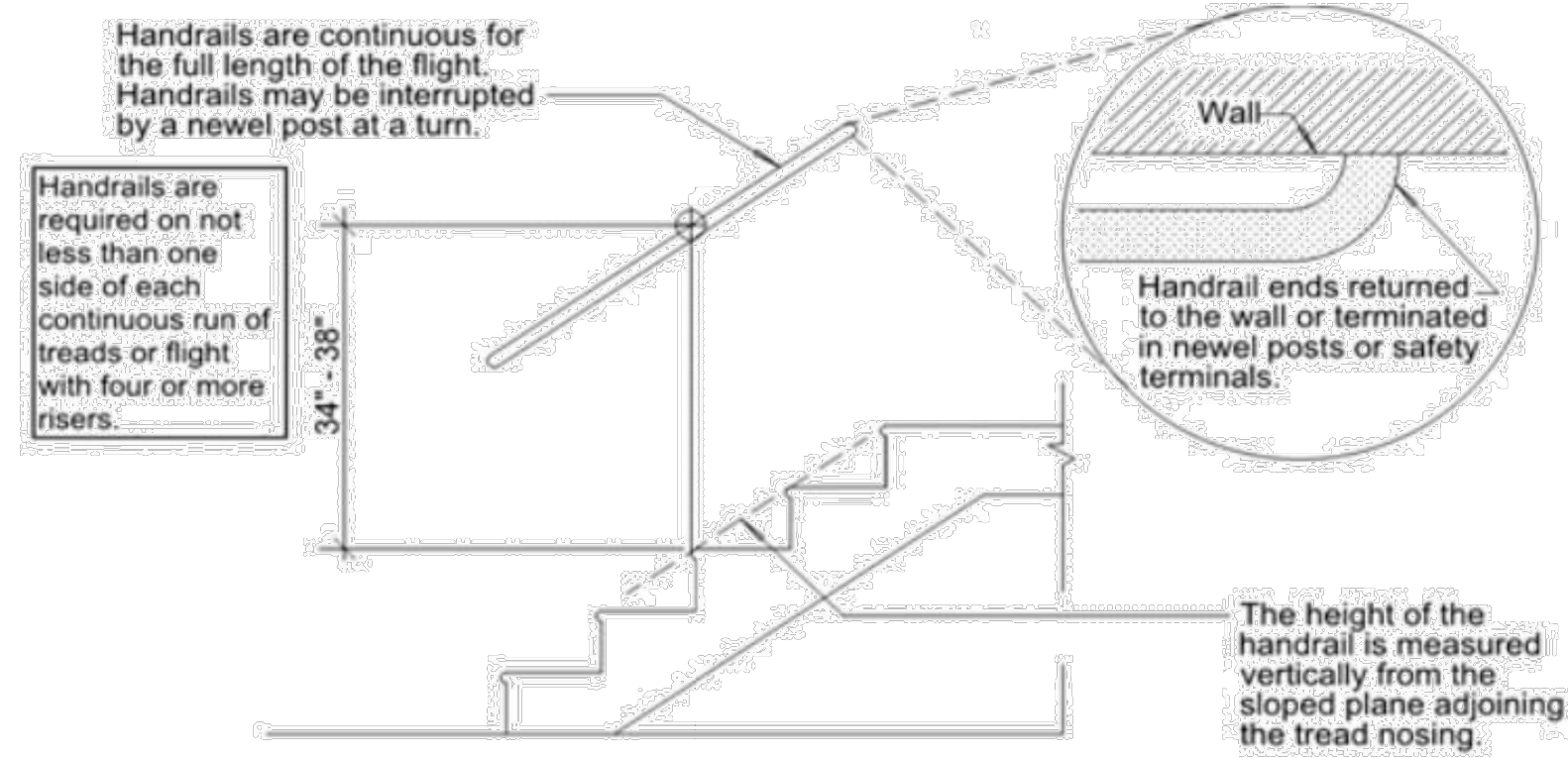


Figure 1: Typical Handrail Elevation (IRC R311.7.8)

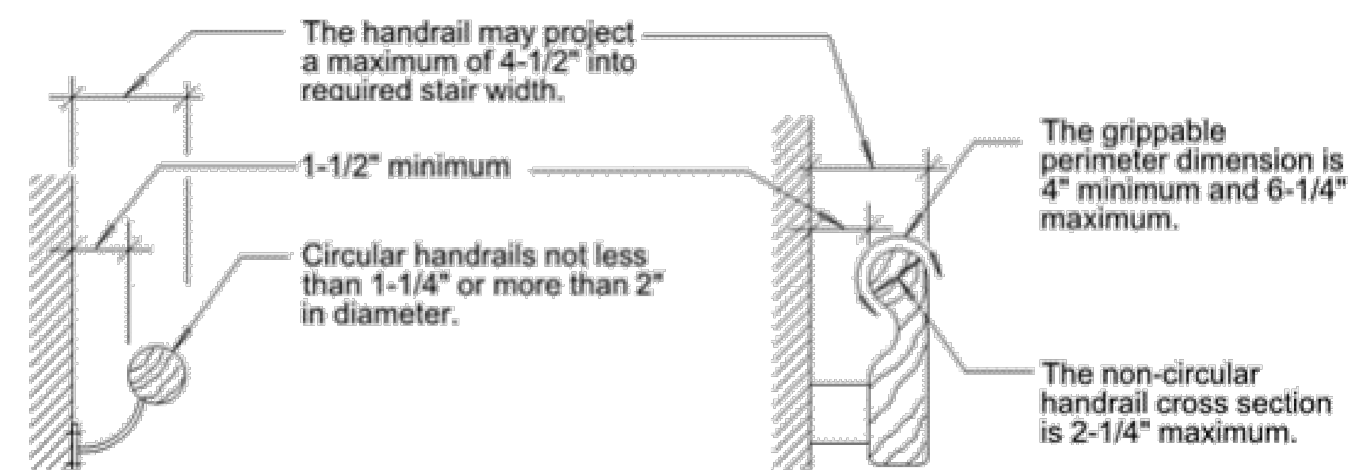


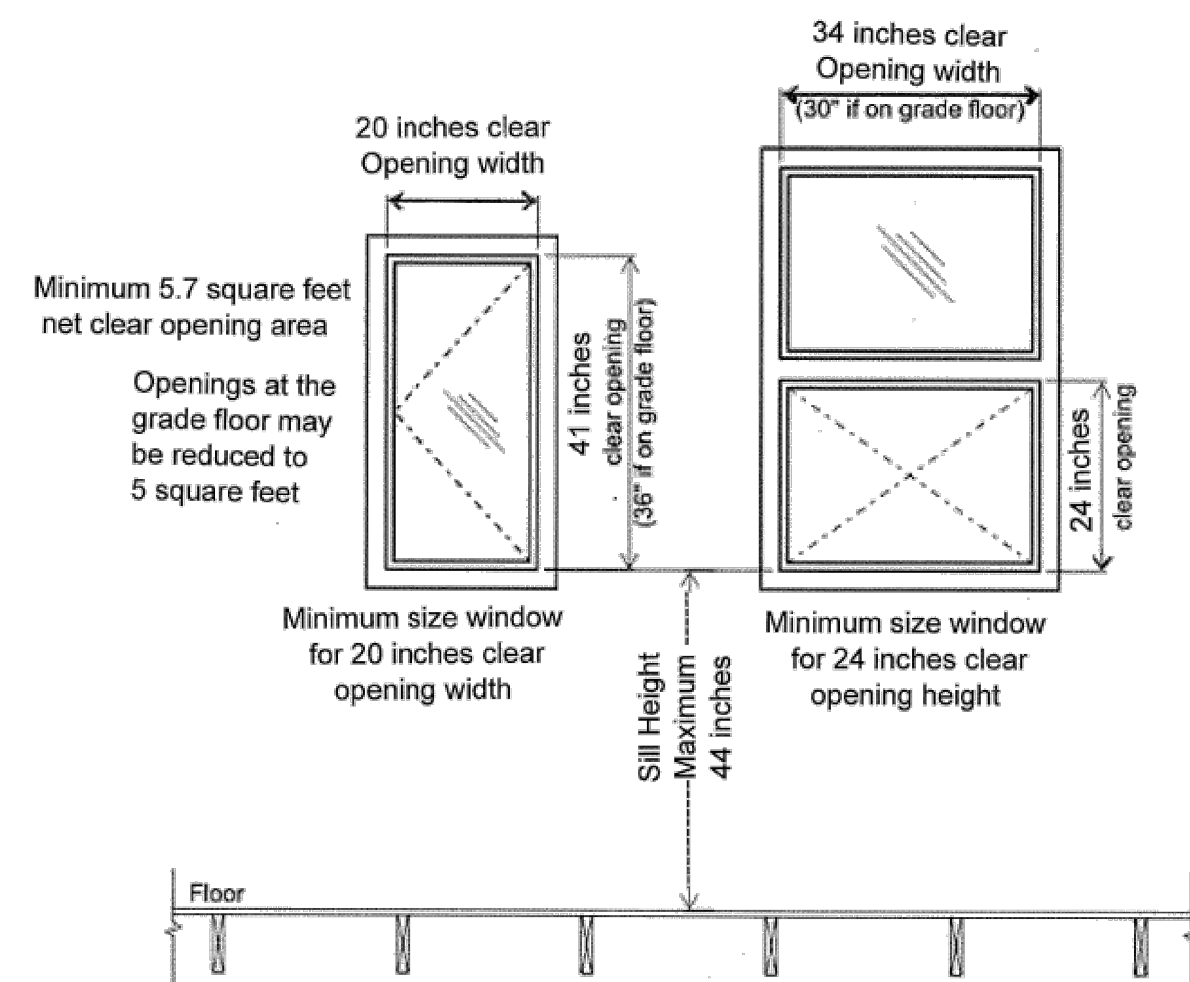
Figure 2: Type I Handrails (IRC R311.7.8.5)

Residential Emergency Egress Openings

This Tip Sheet reflects code requirements of the 2018 International Residential Code (IRC) with Washington State Amendments.

Emergency Escape and Rescue Opening

- Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall be operational from the inside without the use of keys, tools, or special knowledge, and open directly into a public way, or to a yard or court that opens to a public way. (R310.1)
- Where bars, grilles, covers, screens, or opening control devices are placed on emergency escape and rescue openings, area or window wells, the minimum net clear opening sizes shall comply and such devices shall be releasable or removable from the inside without the use of key, tool, special knowledge, or force greater than that required for normal operation of the escape and rescue opening. (R310.4)

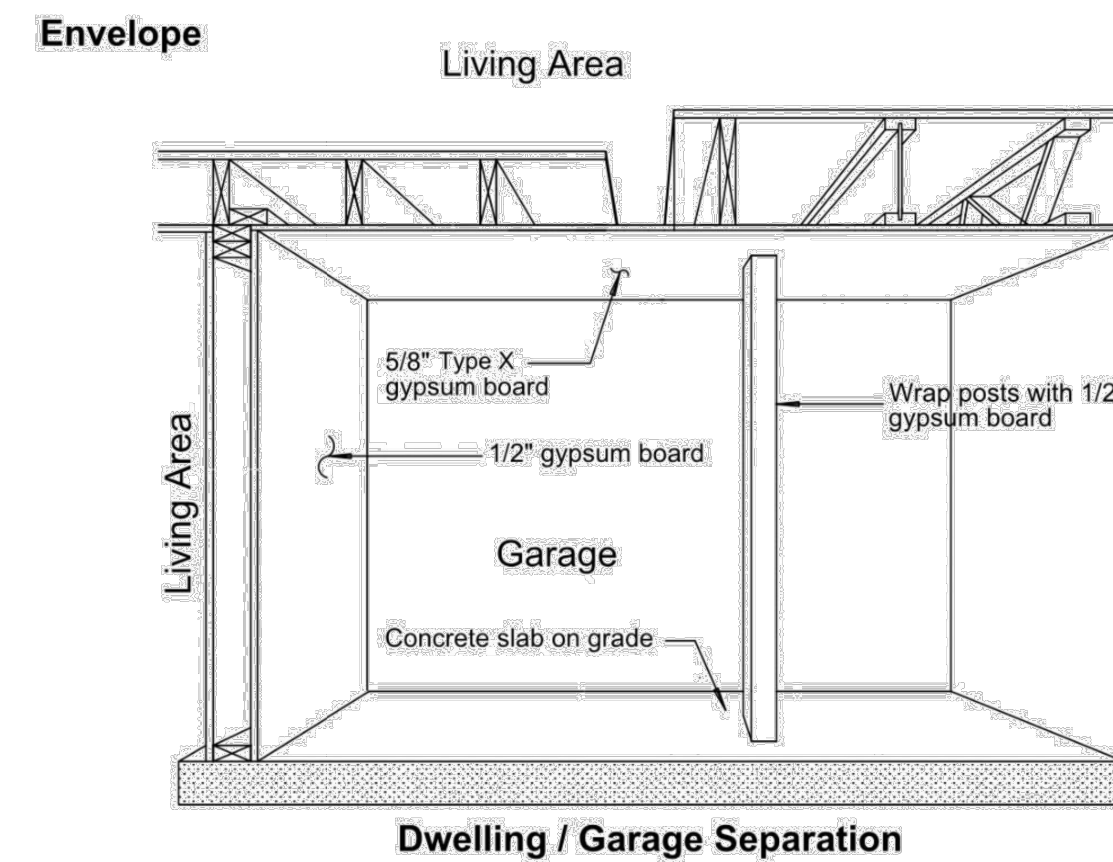


Residential Garage Separation

This tip sheet reflects code requirements of the 2018 International Residential Code (IRC) with Washington State Amendments.

IRC Table R302.6 - Dwelling/Garage Separation

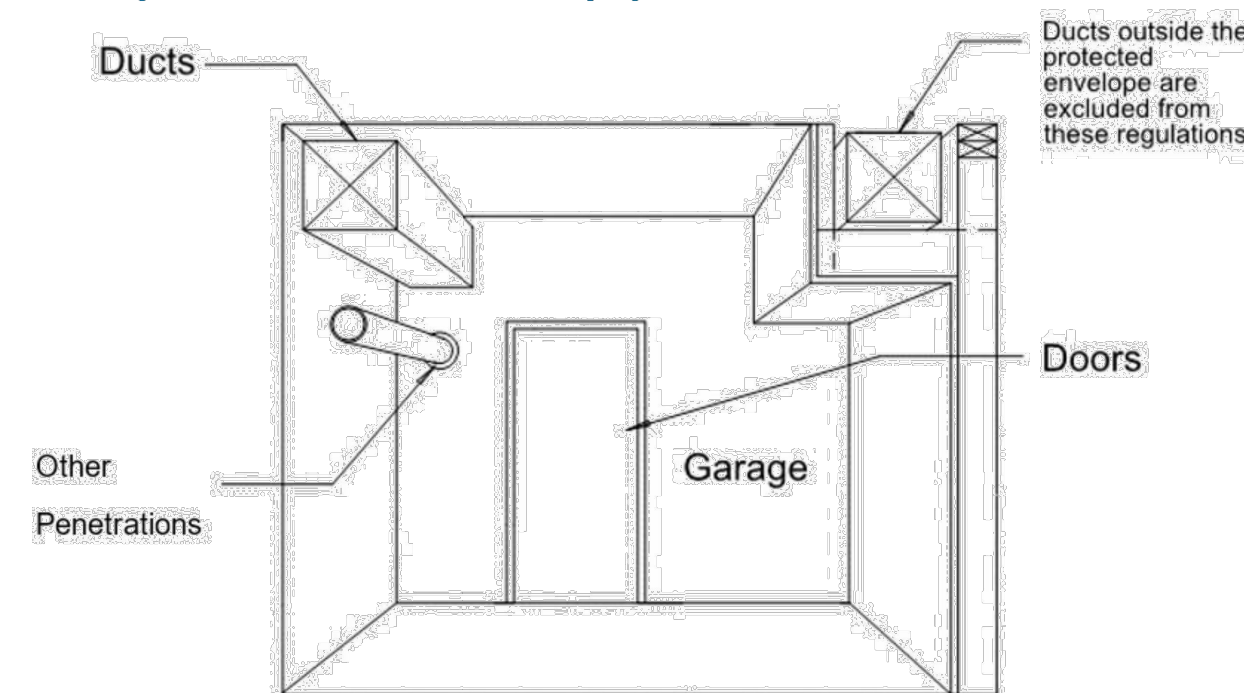
Access	Material
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are



Fastening of Gypsum Board per IRC Table R702.3.5

- 5/8-inch Type X gypsum board at garage ceiling beneath habitable rooms to be fastened with:
 - 1-7/8-inch 6d cooler nails, or 1-1/4-inch Type W screws, at 6 inches on center when the framing is 24 inches on center maximum.
- 1/2-inch gypsum board at walls separating the garage from the dwelling to be fastened with:
 - 1-5/8-inch 5d cooler nail at 8 inches on center, or 1-1/4-inch Type W screws at 16 inches on center, when framing is 16 inches on center maximum.
 - 1-5/8-inch 5d cooler nails at 8 inches on center, or 1-1/4-inch Type W screws at 12 inches on center, when framing is 24 inches on center maximum.

Penetrations (at the Protected Envelope)



Duct Penetrations

Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage must be a minimum of No. 26 gauge sheet metal with no register outlets (openings) into the garage. (R302.5.2)

Other Penetrations

Penetrations through the required separation must be protected at openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements. (R302.11, Item 4)

Doors

Doors separating the garage and living spaces shall be solid wood doors not less than 1-3/8 inches thick, solid or honeycomb-core steel not less than 1-3/8 inches thick, or 20-minute rated doors, equipped with a self-closing device. These doors shall not open into a sleeping room. (R302.5.1)

Smoke, Heat, and Carbon Monoxide Alarms

This tip sheet reflects code requirements of the 2018 International Residential Code (IRC) with Washington State Amendments and the 2016 edition of NFPA 72.

Definitions

- Smoke alarm:** A device designed to respond when it senses smoke, typically as an indicator of fire.
- Heat alarm:** A device designed to respond when it senses a rise in temperature, typically as an indicator of fire.
- Carbon monoxide alarm:** A device designed to respond when it senses carbon monoxide, a poisonous gas.

All alarms shall be UL listed and installed per manufacturer instructions. (R314.1.1, R315.1.1)

New Construction

- Smoke alarms and carbon monoxide alarms shall be installed throughout each dwelling unit in all required locations. (R314.2.1, R315.2.1)
- A heat detector shall be provided in each new attached garage. (R314.2.3)
- Smoke alarms, heat alarms, and carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. (R314.6, R315.6)
- Where more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. (R314.4, R315.5)
- Heat alarms shall be connected to a heat alarm or smoke alarm that is installed in the dwelling unit. Alarms that are installed for this purpose shall be located in a hallway, room, or other location that will provide occupant notification. (R314.4.1)
- Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. (R314.4, R315.5)

Required Locations

- A smoke alarm shall be located in each sleeping room or sleeping loft. (R314.3)
- A smoke alarm shall be located in each napping area of a family home childcare. (R314.3)
- A smoke alarm and a carbon monoxide alarm (or combination smoke and carbon monoxide alarm) shall be located outside each sleeping area in the immediate vicinity of the bedroom(s). (R314.3, R315.3)
- At least one smoke alarm and one carbon monoxide alarm shall be located on each floor level, including basements and habitable attics. (R314.3, R315.3)
- In split level floor plans, at the upper level, provided there is no intervening door between adjacent levels and the lower level is less than a full story below the upper level. (R314.3)
- A carbon monoxide alarm is required in a bedroom when a fuel-burning appliance is installed in the bedroom or its attached bathroom. (R315.3)
- A combination alarm (combined smoke and carbon monoxide alarm) is acceptable in any required location. (R314.5, R315.4)
- A heat alarm is required in each new attached garage. (R314.2.3)

Alarms and Detectors Near Cooking Appliances per NFPA 72

Refer to Figure 2:

- Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance. (NFPA 72 29.8.3.4 (4))
- Ionization smoke alarms with an alarm-silencing switch must not be less than 10 feet from a permanent cooking appliance. (NFPA 72 29.8.3.4 (4))
- Ionization smoke alarms without an alarm-silencing switch must not be less than 20 feet from a permanent cooking appliance. (NFPA 72 29.8.3.4 (4))

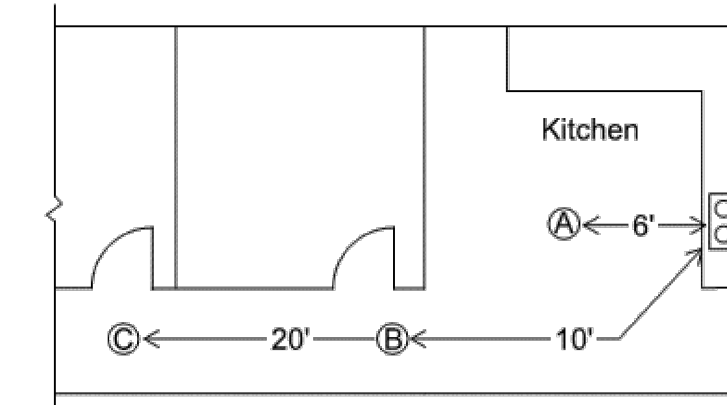


Figure 2: Smoke Alarms and Smoke Detectors Near Cooking Appliances

Carbon Monoxide Alarm Location Limitations

- Do not place alarms directly above or beside fuel-burning appliances.
- Do not place alarms in direct sunlight.
- Do not place alarms in low areas where children can reach. Do not place alarms behind curtains or any structure that might prevent carbon monoxide from reaching the sensor.

REVISED: 04-28-2022

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SHEET:

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

DESIGN LOADING CRITERIA

ROOF SNOW LOAD	25 PSF
ROOF DEAD LOAD ALLOWANCE FOR PV PANELS (IN DESIGNATED AREAS)	5 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)	60 PSF
MECHANICAL UNITS	WEIGHTS FURNISHED BY MANUFACTURER

SNOW :	ROOF SNOW LOAD = 25 PSF
	GROUND SNOW LOAD = 20 PSF
	EXPOSURE $C_e = 1.00$
	IMPORTANCE FACTOR $I_s = 1.00$
	THERMAL FACTOR $C_t = 1.00$

WIND :	ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
	RISK CATEGORY II
	98 MPH
	EXPOSURE "D"
	TOPOGRAPHIC FACTOR $K_{zt} = 1.3$
WIND BASE SHEAR, NORTH/SOUTH $V_N = 41.9$ K	WIND BASE SHEAR, EAST/WEST $V_W = 39.1$ K

EARTHQUAKE :	ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
	SEISMIC DESIGN CATEGORY (SDC) = D
	RISK CATEGORY = II
	SEISMIC SITE CLASS = C
	IMPORTANCE FACTOR $I_e = 1.0$
	MAPPED MCE $S_s = 1.457$; $S_1 = 0.505$
	DESIGN ACCELERATION $S_{ds} = 1.165$; $S_{d1} = 0.503$
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, $R = 6.5$	
	SEISMIC BASE SHEAR $V_s = 22.92$ K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

10. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

GEOTECHNICAL

11. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:

ALLOWABLE SOIL BEARING PRESSURE	3,000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	35 PCF + 10H / 35 PCF
SEISMIC SURCHARGE PRESSURE (RESTRAINED)	7H PSF
PASSIVE SOIL PRESSURE	300 PCF
SOIL COEFFICIENT OF FRICTION	0.50
SOIL DENSITY	130 PCF

GEOTECHNICAL REPORT REFERENCE: #19086 BY GEOTECH CONSULTANTS, INC. DATED MARCH 20, 2019.

CONCRETE

12. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f'_c = 2500$ PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH f'_c OF 3,000 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1. THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

13. REINFORCING STEEL (FOR RESIDENTIAL) SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, $f_y = 40,000$ PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "NET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	2"
SLABS AND WALLS (INTERIOR FACE)	1"

15. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PREGAST.

ANCHORAGE

16. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

WOOD

17. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH N.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X, 3X, AND 4X MEMBERS)	DOUGLAS FIR OR HEM-FIR NO. 1
BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1
POSTS AND TIMBERS	DOUGLAS FIR NO. 1
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS)	DOUGLAS FIR OR HEM-FIR NO. 2

18. WOOD SETTLEMENT SHRINKAGE: DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 1/8 TO 1/4 INCH PER STORY. ALL UTILITIES SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHER MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE THICKNESS OF THE WALL PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

19. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3137 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 240$ PSI, $E = 1,800$ KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2,400$ PSI, $F_v = 240$ PSI, $E = 1,800$ KSI. GAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. ALL GLUE LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 2, $F_c = 1,900$ PSI, $F_{b1} = 1,800$ PSI, $F_{b2} = 1,700$ PSI, $E = 1,700$ KSI (4 LAMS MINIMUM DEPTH).

20. PARALLEL STRAND LUMBER (PSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR STRANDS GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

$F_b = 2,900$ PSI, $E = 2.2 \times 10^6$ PSI, $F_v = 240$ PSI
$F_b = 2,400$ PSI, $E = 1.8 \times 10^6$ PSI, $F_c = 2,500$ PSI (COMMERCIAL COLUMNS)

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE MEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

21. WOOD I-JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION. ALTERNATE I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST PROVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

22. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH IBC SECTION 2303.4 AND ANSI/TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. TRUSSES SHALL BE HANDLED, INSTALLED, AND BRACED PER "HIB 91" PER THE TRUSS PLATE INSTITUTE. LOADING SHALL BE AS FOLLOWS:

TOP CHORD SNOW LOAD	25 PSF
TOP CHORD DL ALLOWANCE FOR PV PANELS	5 PSF
TOP CHORD DEAD LOAD	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF (NOT INCLUDED IN TOTAL)
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
NET WIND UPLIFT (TOP CHORD)	10 PSF

THE LOADS ABOVE SHALL BE INCREASED TO THE FOLLOWING IF THE TRUSSES MEET THE DESCRIPTION OF AN "UNINHABITABLE ATTIC WITH LIMITED STORAGE" AS DEFINED IN FOOTNOTE J OF IBC TABLE 1607.1:

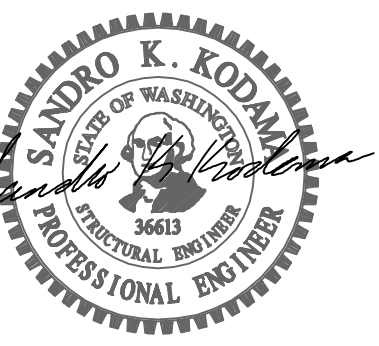
BOTTOM CHORD LIVE LOAD	20 PSF - INCLUDE IN TOTAL
BOTTOM CHORD DEAD LOAD	10 PSF

SNOW LOAD DUE TO DRIFTING AND UNBALANCED LOADS SHALL BE INCLUDED PER THE IBC. TOP CHORDS SHALL BE DF LUMBER. UTILIZE A MINIMUM CREEP FACTOR OF 2.0 FOR DEAD AND SUSTAINED LIVE LOADS IN DETERMINING THE TRUSS DEFLECTIONS. MAXIMUM TOTAL DEFLECTION SHALL BE LESS THAN OR EQUAL TO $L/240$ OF THE TOTAL SPAN AND MAXIMUM LIVE LOAD DEFLECTION SHALL BE LESS THAN OR EQUAL TO $L/360$ OF THE TOTAL SPAN. PROVIDE ADEQUATE FLIES AND/OR METAL BRACKETS TO ADEQUATELY DISTRIBUTE THE BEARING PRESSURE AT THE ENDS OF THE GIRDER TRUSSES TO THE TOP PLATES OF THE BEARING WALLS SUCH THAT THE BEARING PRESSURE DOES NOT EXCEED 405 PSI. PROVIDE ADDITIONAL TRUSSES (AS REQUIRED) TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS.

WOOD TRUSSES SHALL UTILIZE I.C.C. OR IAPMO UES APPROVED CONNECTOR PLATES. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

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REVISIONS:

Mark	Date

PERMIT SET 02-04-22

GENERAL STRUCTURAL DETAILS

SHEET: **S1.0**

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

23. **TRUSS SUPPLIERS NOTE:** THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES SHOWN ON THE DRAWINGS, INDICATE THE DESIRED TRUSS CONFIGURATION AND ARE TO BE COMPLIED WITH WHEREVER POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, THE MANUFACTURER IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT PRIOR TO SUBMITTING A COST PROPOSAL OR BID.

IF A DIFFERENT SYSTEM IS PROPOSED THAT REQUIRES REVISIONS TO PRESENT STRUCTURAL FRAMING OR DETAILS, SUCH SYSTEM SHALL BE CONSIDERED SUBJECT TO THE APPROVAL OF THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS. IT SHALL BE NOTED IN THE TRUSS MANUFACTURER'S BID WHETHER OR NOT AN ALLOWANCE HAS BEEN MADE FOR MECHANICAL UNITS.

TRUSS SHOP DRAWINGS WILL NOT BE REVIEWED WITHOUT CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER.

24. **WOOD SHEATHING:** SHALL BE APA RATED, EXTERIOR GLUE, EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC P5-1 OR P5-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

25. **ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.**

26. **TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.**

27. WOOD FASTENERS:

A. **NAIL SIZES** SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"6d"	6d Sinker	0.148"	3-1/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

B. **NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.**

C. **SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.**

D. **HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.**

28. **WOOD FRAMING NOTES:** THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. **ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.**

B. **WALL FRAMING:** ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. USE 1-1/4" W #6 GALVANIZED SCREWS FOR 1/2" GWB AND 5/8" EXTERIOR GYPSUM SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

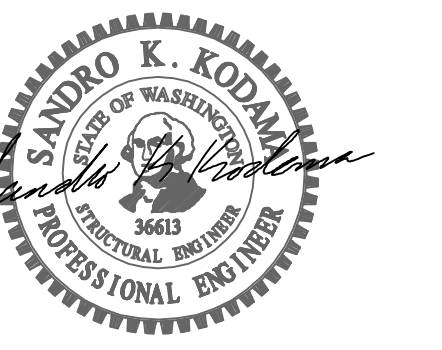
C. **FLOOR AND ROOF FRAMING:** PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. **POSITIVE CONNECTIONS:** PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CGQ/ECGQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUG SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

ABBREVIATIONS			
@	At	L	Angle
d	Penny (Nails)	LB.	Pound
Ø	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
...#	Founds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above	MAX.	Maximum
A.B.	Anchor Bolt	MECH.	Mechanical
ADD'L	Additional	MEZZ.	Mezzanine
ALT.	Alternate	MF	Moment Frame
APPROX.	Approximate	MFR	Manufacturer
ARCH.	Architect	MIN.	Minimum
		MISC.	Miscellaneous
(B)	Below	MK.	Mark
B/	Bottom of		
BF	Braced Frame	(N)	New
BLKG.	Blocking	N.	North
BLDG.	Building	N.S.	Near Side
BM.	Beam	NOM.	Nominal
BOT.	Bottom	NTS	Not to Scale
BRG.	Bearing		
BTWN.	Between	O.C.	On Center
		O.D.	Outside Diameter
CL	Centerline	O.F.	Outside Face
C	Camber	O.H.	Overhang
CIP	Cast In Place	OPNG.	Opening
C.J.	Construction Joint or Control Joint	OPF.	Opposite
CJP	Complete Joint Penetration	PAF	Powder Actuated Fastener
CLG.	Ceiling	PC	Precast
CLR	Clear	PERM.	Permanent
CMU	Concrete Masonry Unit	PERP.	Perpendicular
COL.	Column	PJP	Partial Joint Penetration
CONG.	Concrete	PL or P	Plate
CONN.	Connections	PLF	Pounds per linear Foot
CONST.	Construction	PLYWD	Plywood
CONT.	Continuous	PREFAB.	Prefabricated
CSK.	Countersink	PSF	Pounds per Square Foot
		PSI	Pounds per Square Inch
DBA	Deformed Bar Anchor	P.T. or PT	Post-Tensioning
DBL.	Double	P/T	Pressure-Treated
DES.	Degree	RAD.	Radius
DF	Doug Fir-Larch	REF.	Reference
DIA.	Diameter	REINF.	Reinforce or Reinforcement
DIAG.	Diagonal	REGD.	Required
DIAPH.	Diaphragm	REV.	Revise
DIM.	Dimension	R.O.	Rough Opening
DN.	Down		
DO	Ditto	S.	South
DTL.	Detail	SCH. or SCHED.	Schedule
DWG.	Drawing	SECT.	Section
		SHT.	Sheet
(E)	Existing	SIM.	Similar
E.	East	SOG	Slab On Grade
E.A.	Each	SPEC.	Specification
E.F.	Each Face	SQ.	Square
ELEV.	Elevation	SQ. FT.	Square Feet
EL.	Elevator	SQ. IN.	Square Inch(es)
ELEV.	Elevation	SFF	Spruce-Fine-Fir
EMBED.	Embedment Length	S.S.	Stainless Steel
ENGR.	Engineer	STD.	Standard
EQ.	Equal	STIFF.	Stiffener
E.M.	Each Way	STL.	Steel
EXP.	Expansion	STR.	Structural
EXT.	Exterior	SUB.	Substitute
		SYM.	Symmetrical
FDN.	Foundation	T/	Top of
FIN.	Finish	T&B	Top and Bottom
FLR.	Floor	T&G	Tongue & Groove
FRP	Fiber Reinforced Polymer	TEMP.	Temporary
F.S.	Far Side	THRU.	Through
FT.	Foot or Feet	T.O.C.	Top of Concrete
FTG.	Footing	T.O.S.	Top of Steel
		T.O.M.	Top of Wall
GA.	Gauge	TRANS.	Transverse
GALV.	Galvanized	TS	Tube Steel
GL	Glue Laminated	TYP.	Typical
GWB	Gypsum Wall Board	U.O.N.	Unless Otherwise Noted
		VERT.	Vertical
HDG	Hot Dipped Galvanized	VIF	Verify in Field
HDR.	Header		
HF	Hem Fir	W.	West
HGR.	Hanger	W/ or w/	With
HORIZ.	Horizontal	W.H.S.	Welded Headed Stud
HSS	Hollow Structural Section	W/O	Without
HT.	Height	WP	Work Point
		W.T.S.	Welded Threaded Stud
I.D.	Inside Diameter	WVF	Welded Wire Fabric
I.F.	Inside Face	X SECT.	Cross Section
IN.	Inch	X-STR	Extra Strong
INFO.	Information	XX-STR	Double Extra Strong
INT.	Interior		
JT.	Joint		
K	Kips		
KSF	Kips per Square Foot		
KSI	Kips per Square Inch		

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Mark	Date

PERMIT SET 02-04-22

GENERAL
STRUCTURAL
DETAILS

SHEET:
S1.1



BASEMENT FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

BASEMENT FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
3. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC.
4. FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/53.0.
5. WHERE NEW CONCRETE IS CAST AGAINST EXISTING CONCRETE FOUNDATIONS, DRILL AND EPOXY #4 DOWNELS x 3'-0" LONG TO LAP WITH THE NEW FOOTING LONGITUDINAL REINFORCING (5" MINIMUM EMBEDMENT).
6. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
7. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/54.0.
8. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
9. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).

LEGEND:

- INDICATES SPREAD FOOTING. SEE 12/53.0 FOR SCHEDULE
- INDICATES FOOTING
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 6 & 8
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1 & 2/54.1 FOR CONNECTION DETAILS

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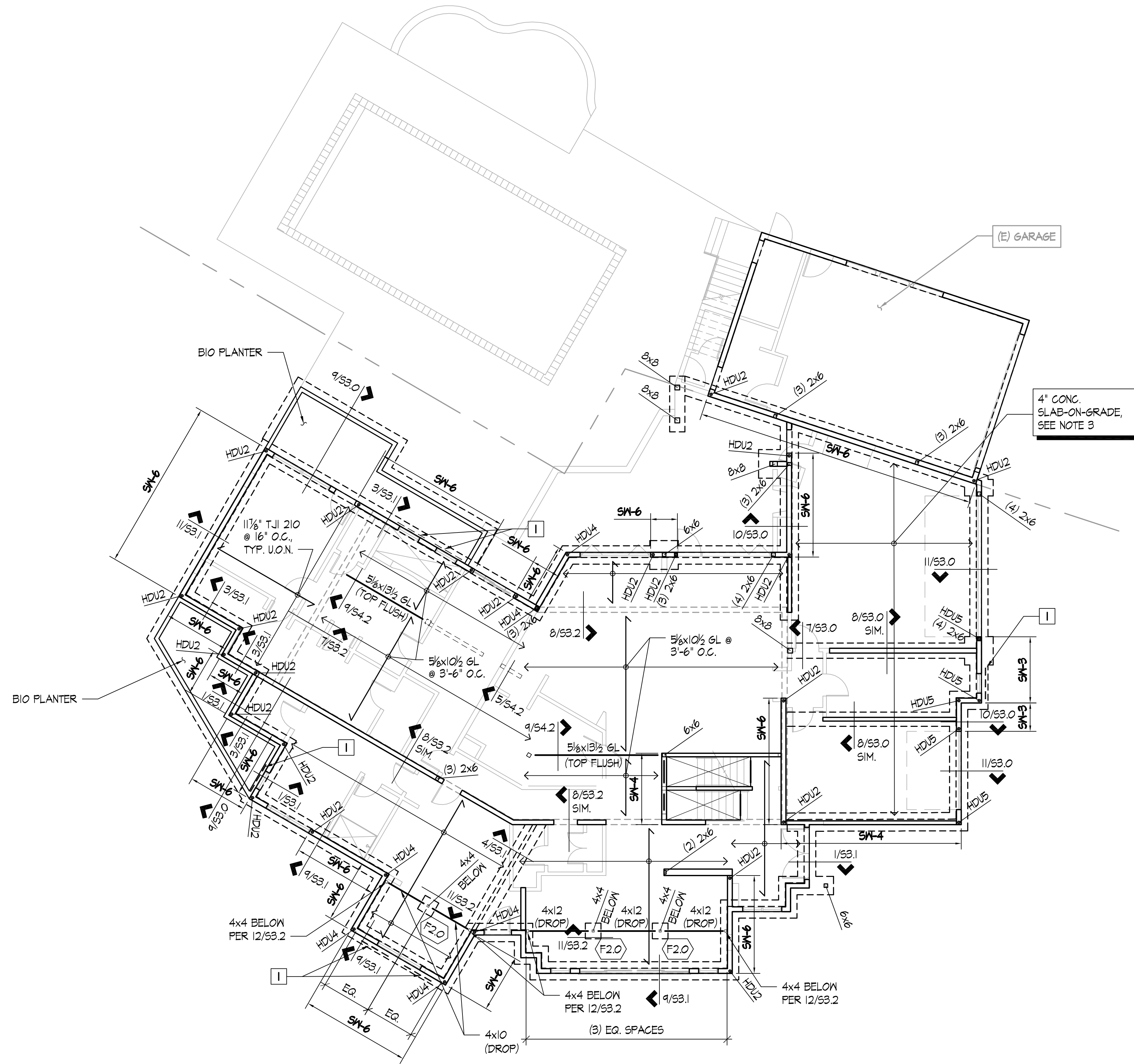
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BASEMENT FOUNDATION PLAN

SHEET:
S2.0



FOUNDATION / FIRST LEVEL FRAMING PLAN NOTES:

- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
- SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC.
- FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/53.0.
- WHERE NEW CONCRETE IS CAST AGAINST EXISTING CONCRETE FOUNDATIONS, DRILL AND EPOXY #4 DOWELS x 3'-0" LONG TO LAP WITH THE NEW FOOTING LONGITUDINAL REINFORCING (5" MINIMUM EMBEDMENT).
- ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
- FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/54.0.
- TYPICAL FLOOR FRAMING CONSISTS OF 1-1/8" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER JOISTS AT 16" O.C. HANG T&G JOISTS WITH ITS TOP FLANGE HANGERS AND GLULAM WITH BA TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"φ x 2.5" LONG) AT 6" O.C. AT ALL PANEL EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
- POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/54.1.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
- ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
- SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
- HDUx INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

KEY NOTES:

- I** STRAPPING AROUND SHEAR WALL OPENING PER 1/54.3

LEGEND:

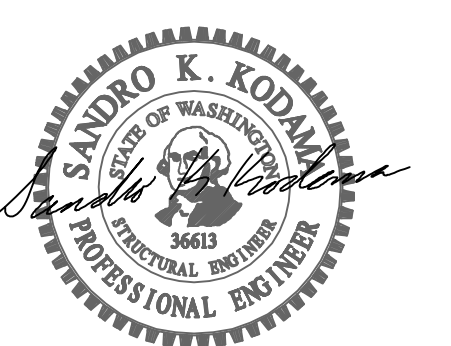
- Fxx** INDICATES SPREAD FOOTING. SEE 12/53.0 FOR SCHEDULE
- INDICATES FOOTING
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x** INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 16
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 10 & 16
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE I & 2/54.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER. SEE PLAN NOTE 13
- INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 12
- INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 17

FOUNDATION / FIRST LEVEL FRAMING PLAN
SCALE: 1/8" = 1'-0"

FOUNDATION / FIRST LEVEL FRAMING PLAN NOTES:

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FIRST LEVEL
FRAMING PLAN

SHEET:
S2.1

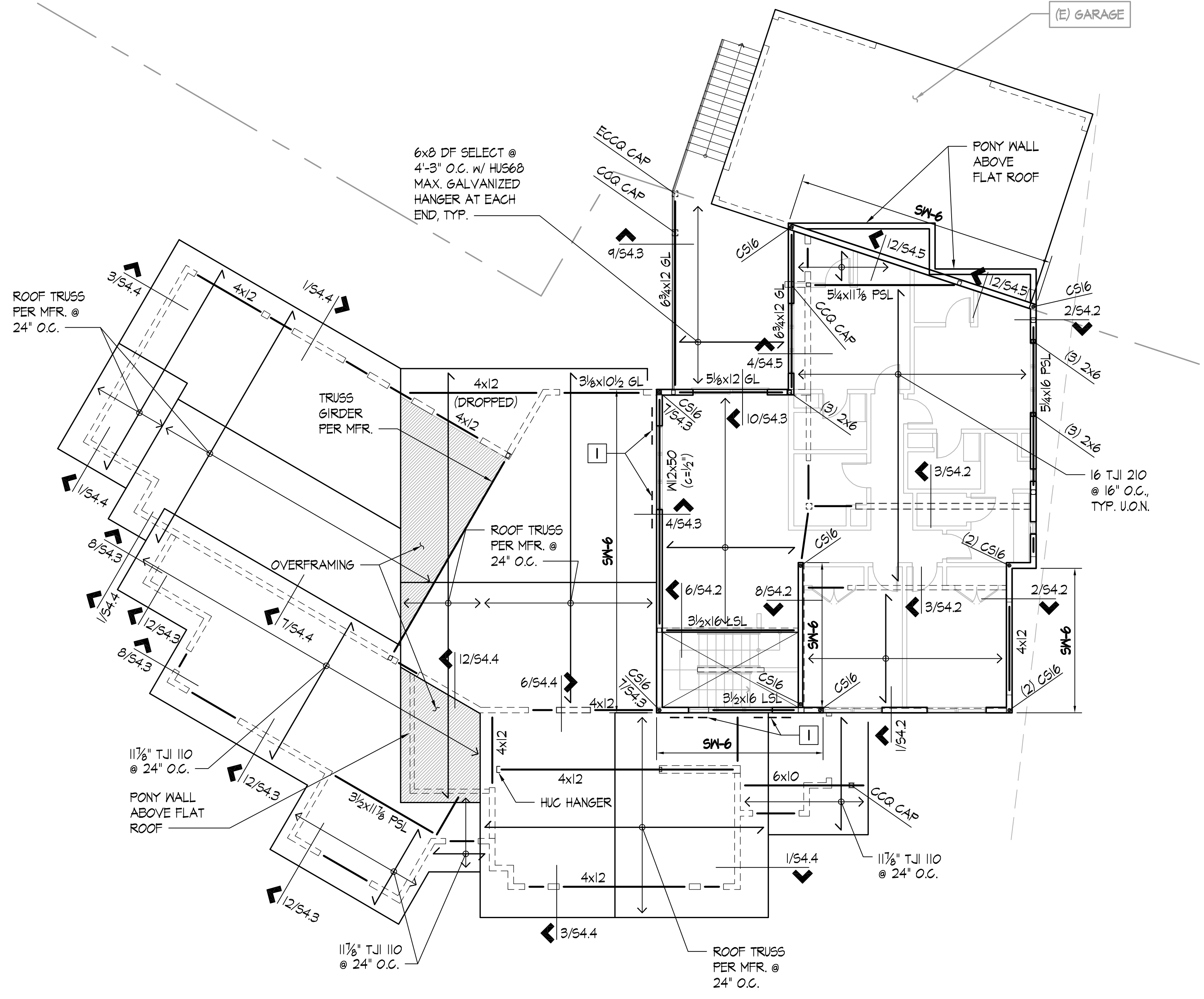
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SECOND LEVEL / LOWER ROOF FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER PRE-FABRICATED ROOF TRUSSES AND 2x FRAMING @ 24" O.C., U.O.N. (SEE THE STRUCTURAL GENERAL NOTES FOR TRUSS DESIGN CRITERIA).
4. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
5. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST OR TRUSS AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
6. ATTACH NON-BEARING INTERIOR WALLS TO BOTTOM OF TRUSSES WITH STC CLIPS AT 48" O.C. INSTALL IN ACCORDANCE WITH MFR. RECOMMENDATIONS. SEE DETAIL 9/54.4.
7. TYPICAL FLOOR FRAMING CONSISTS OF 1-1/8" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 16" TJI 210 JOISTS AT 16" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
8. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
9. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
10. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
11. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/54.1.
12. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
13. FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
14. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
15. SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
16. HDUx INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.
17. CSxx/GMxx INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/54.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.



KEY NOTES:

- 1 STRAPPING AROUND SHEAR WALL OPENING PER 1/54.3

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 15
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 9 & 15
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1 & 2/54.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER. SEE PLAN NOTE 13
- INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 12
- INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTES 16 & 17
- INDICATES ROOF OVERFRAMING PER DETAIL 4/54.4

SECOND LEVEL / LOWER ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

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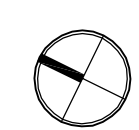
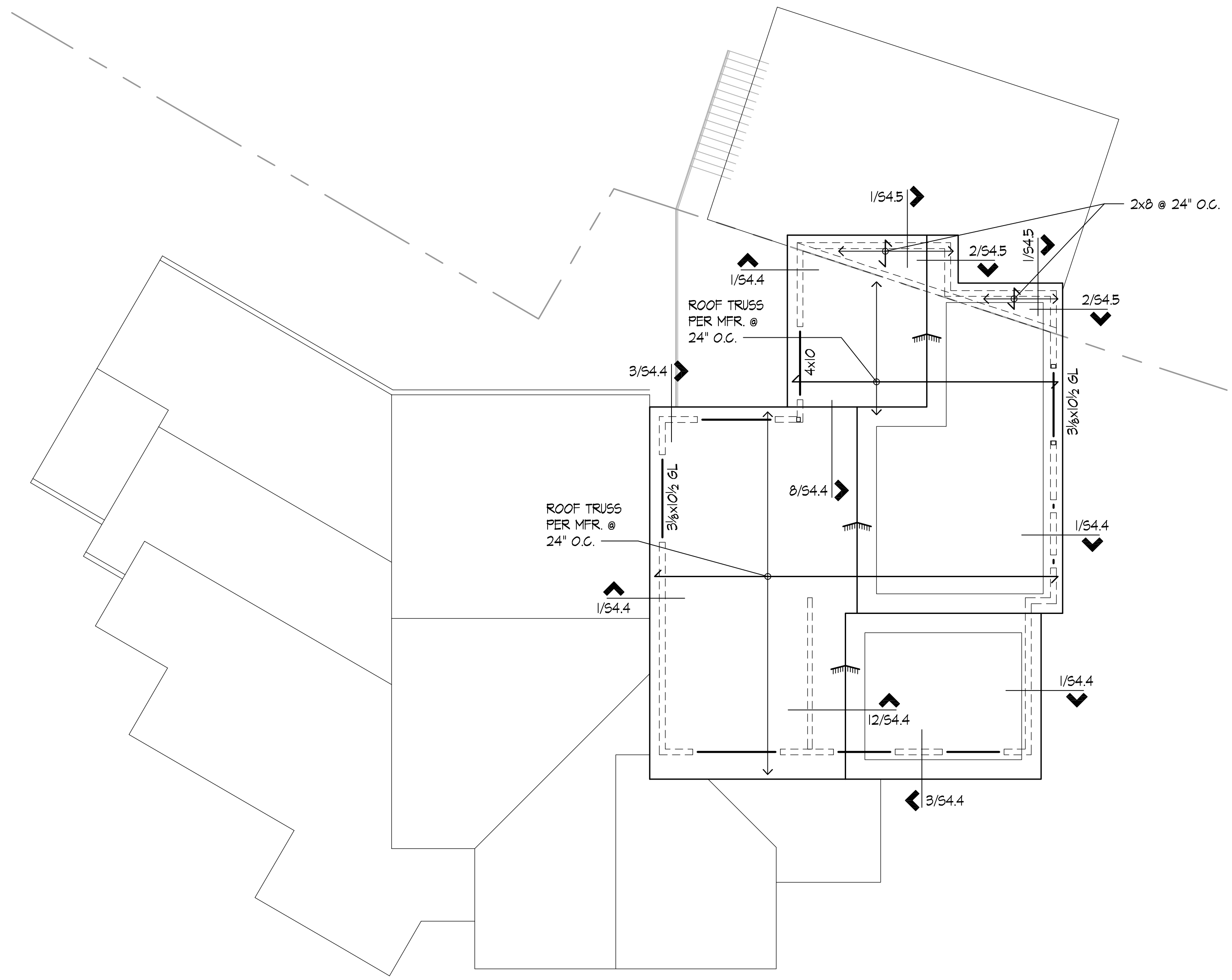
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SECOND LEVEL / LOWER ROOF FRAMING PLAN

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ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.3 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER PRE-FABRICATED ROOF TRUSSES AND 2x FRAMING @ 24" O.C., U.O.N. (SEE THE STRUCTURAL GENERAL NOTES FOR TRUSS DESIGN CRITERIA).
4. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"Ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
5. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST OR TRUSS AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
6. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
7. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
8. FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
9. ATTACH NON-BEARING INTERIOR WALLS TO BOTTOM OF TRUSSES WITH STC CLIPS AT 48" O.C. INSTALL IN ACCORDANCE WITH MFR. RECOMMENDATIONS. SEE DETAIL 4/54.4.
10. PROVIDE 5 PSF OF ALLOWANCE FOR SOLAR PANEL ON THE ROOF TRUSSES.

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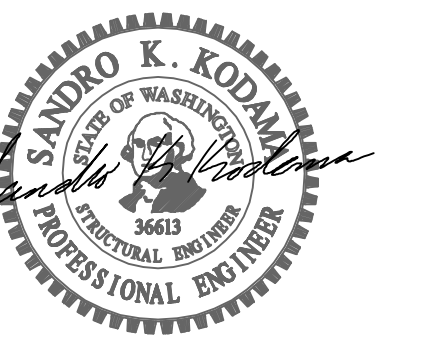
- ↑ INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- ↓ INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- ▨ INDICATES ROOF OVERFRAMING PER DETAIL 4/54.4
- INDICATES HEADER MEMBER. SEE PLAN NOTE 6

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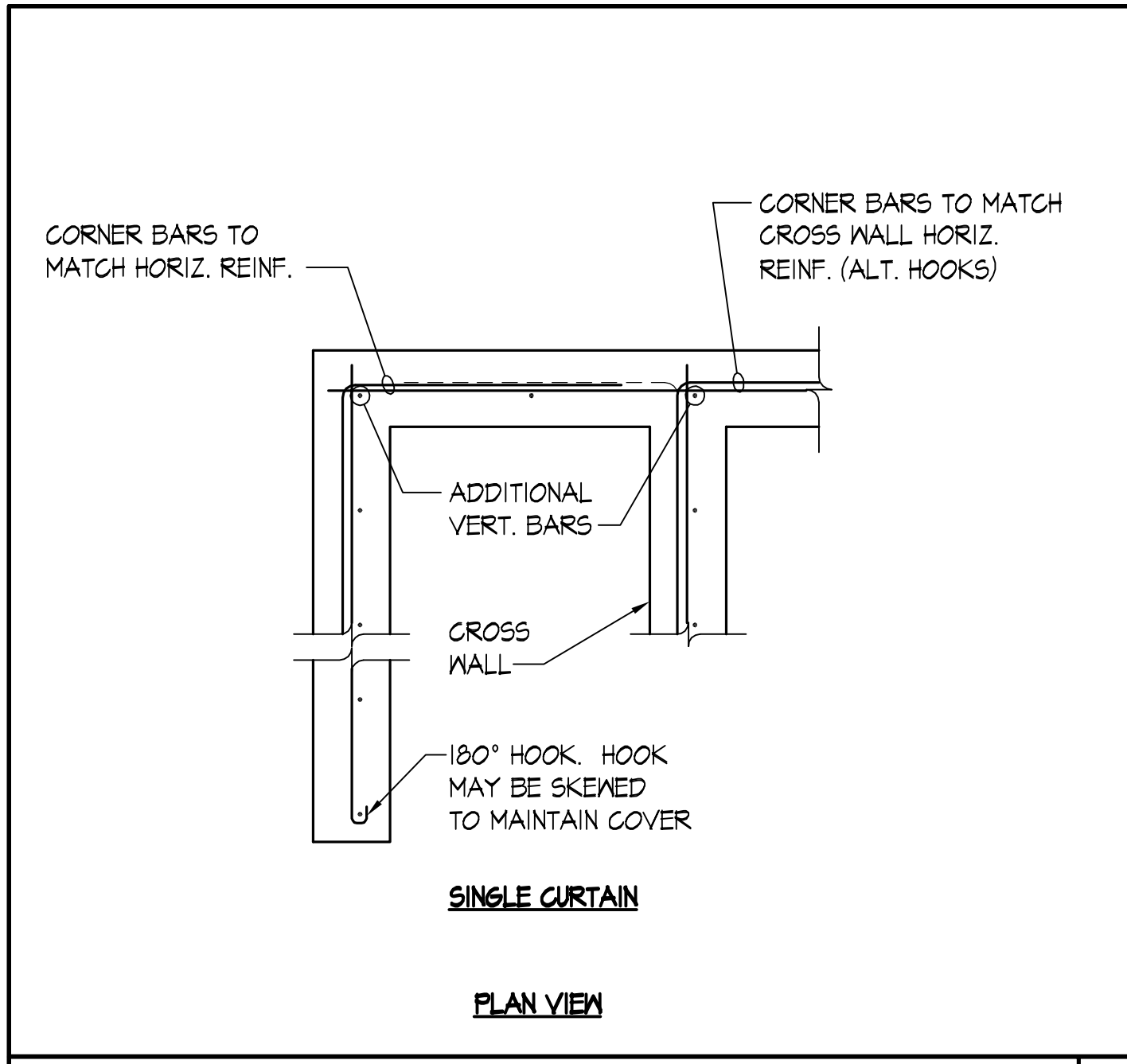
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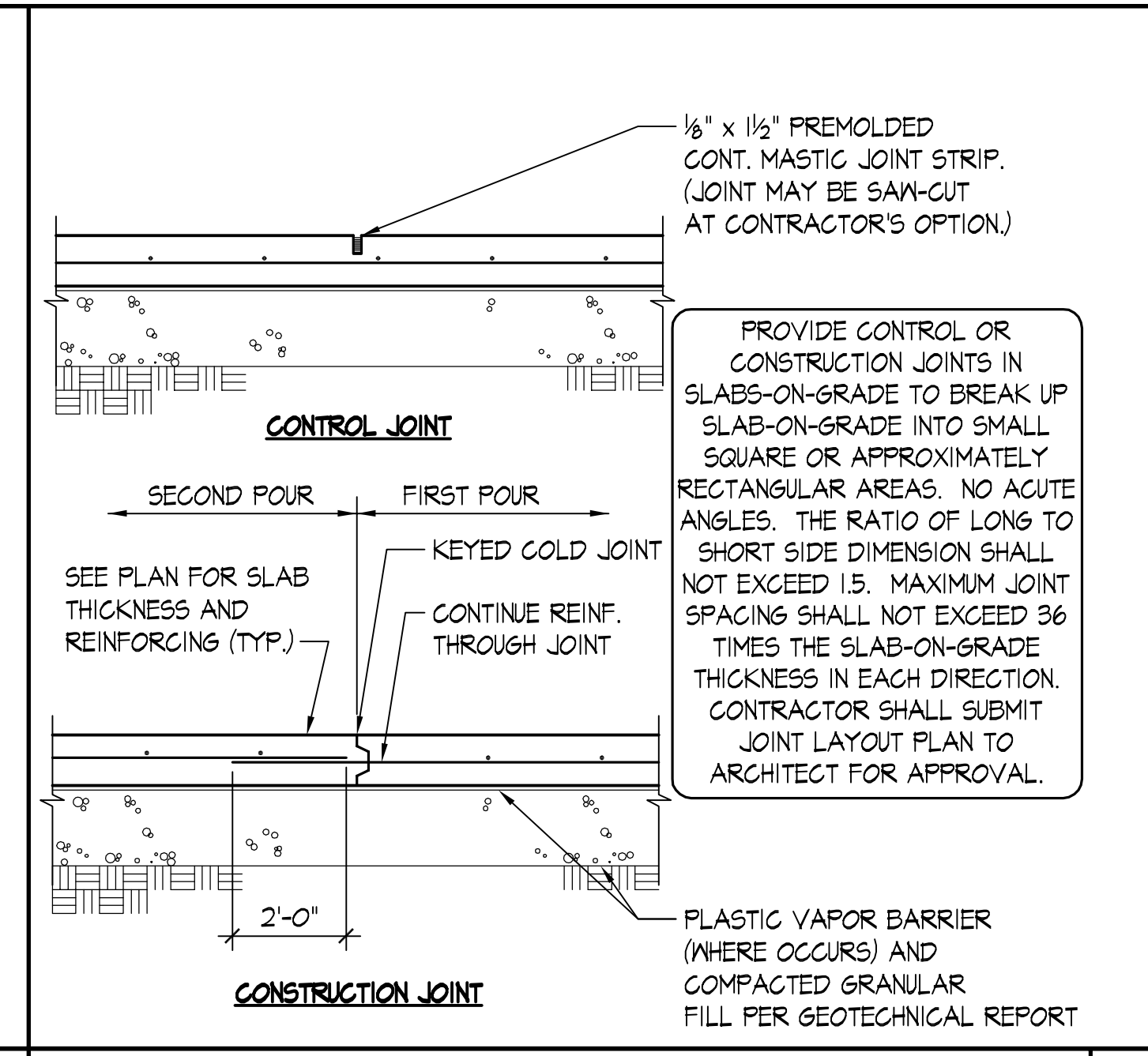
ROOF FRAMING
PLAN

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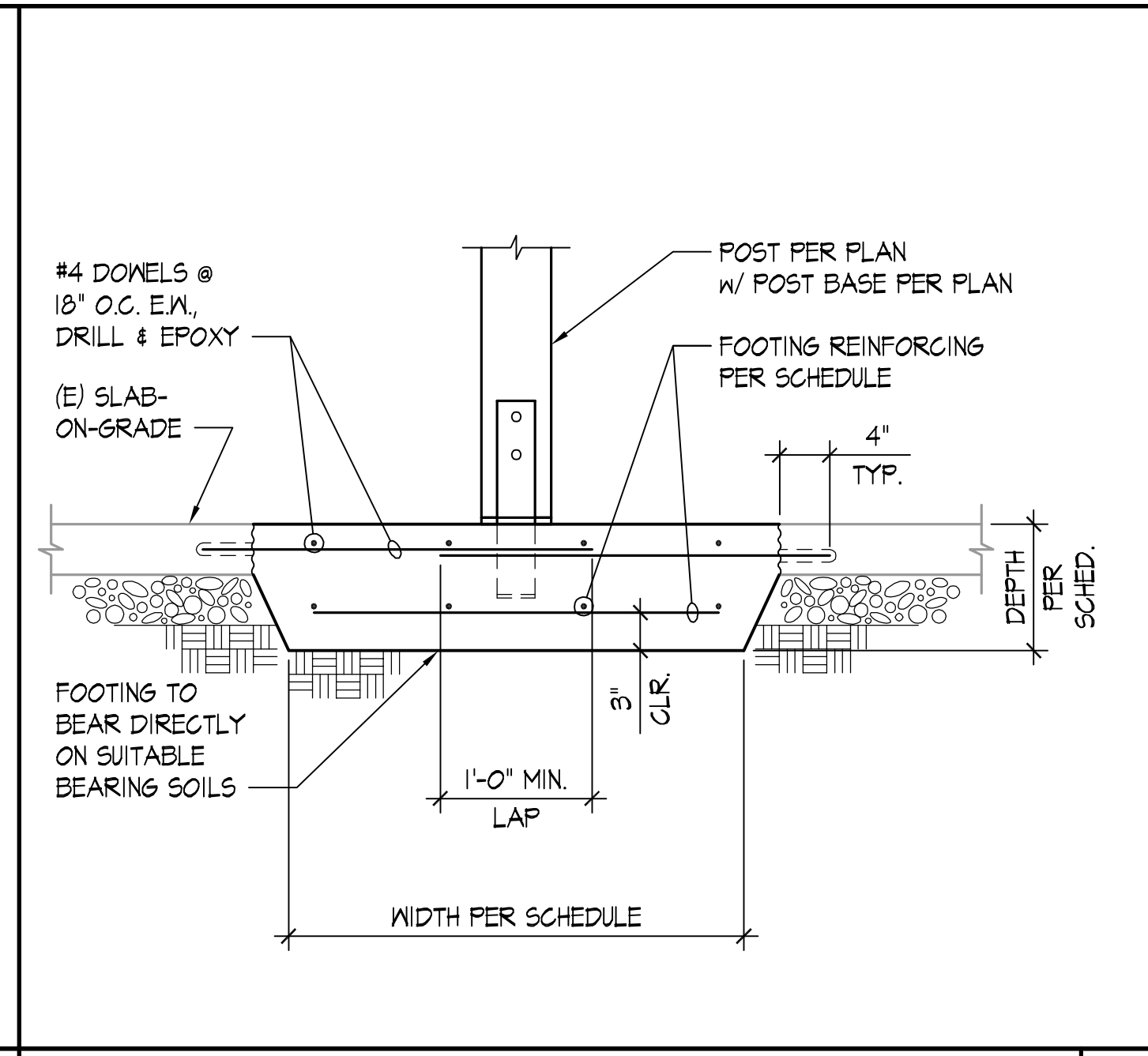
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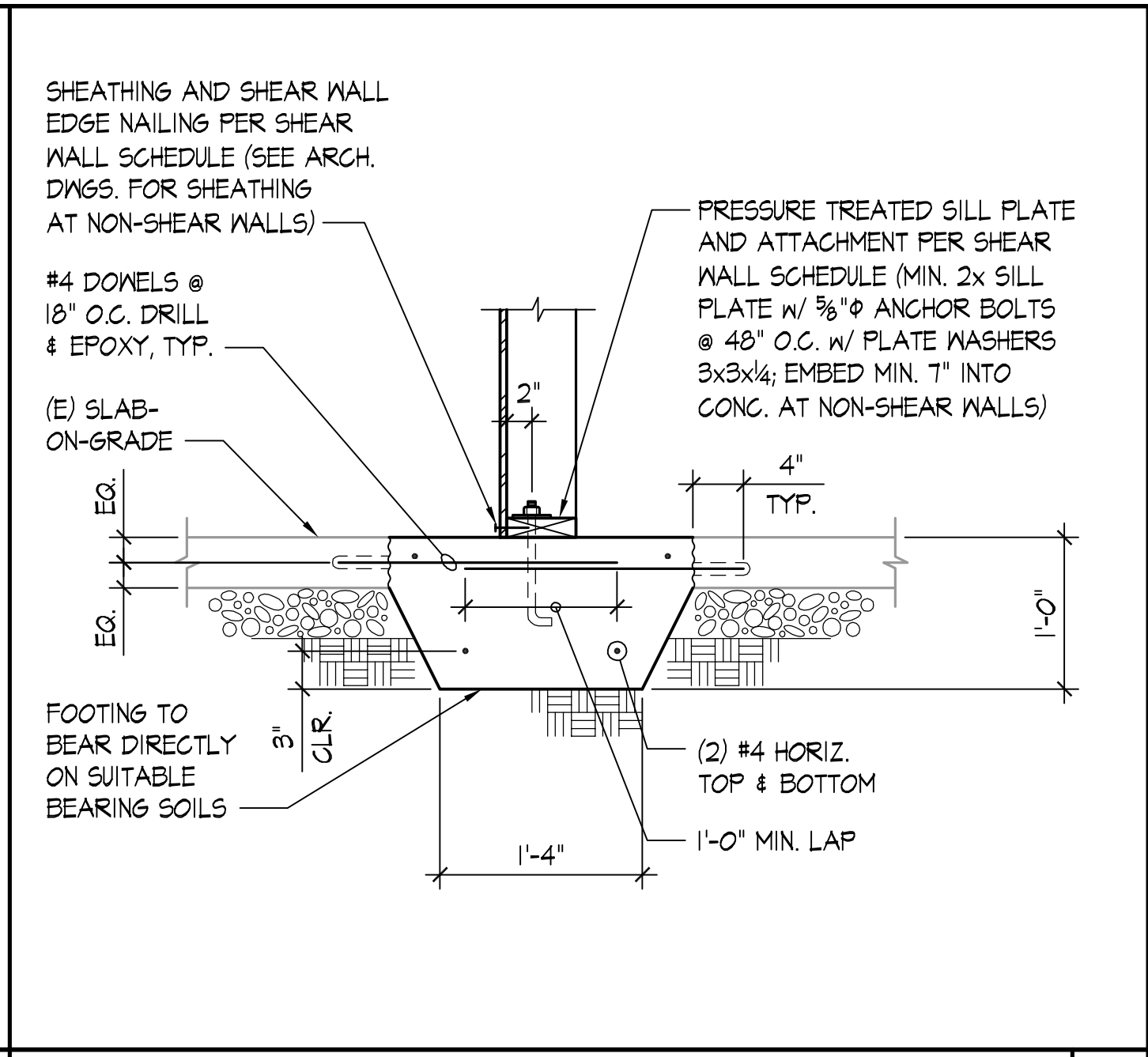
TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR FOOTINGS SCALE: NONE 1



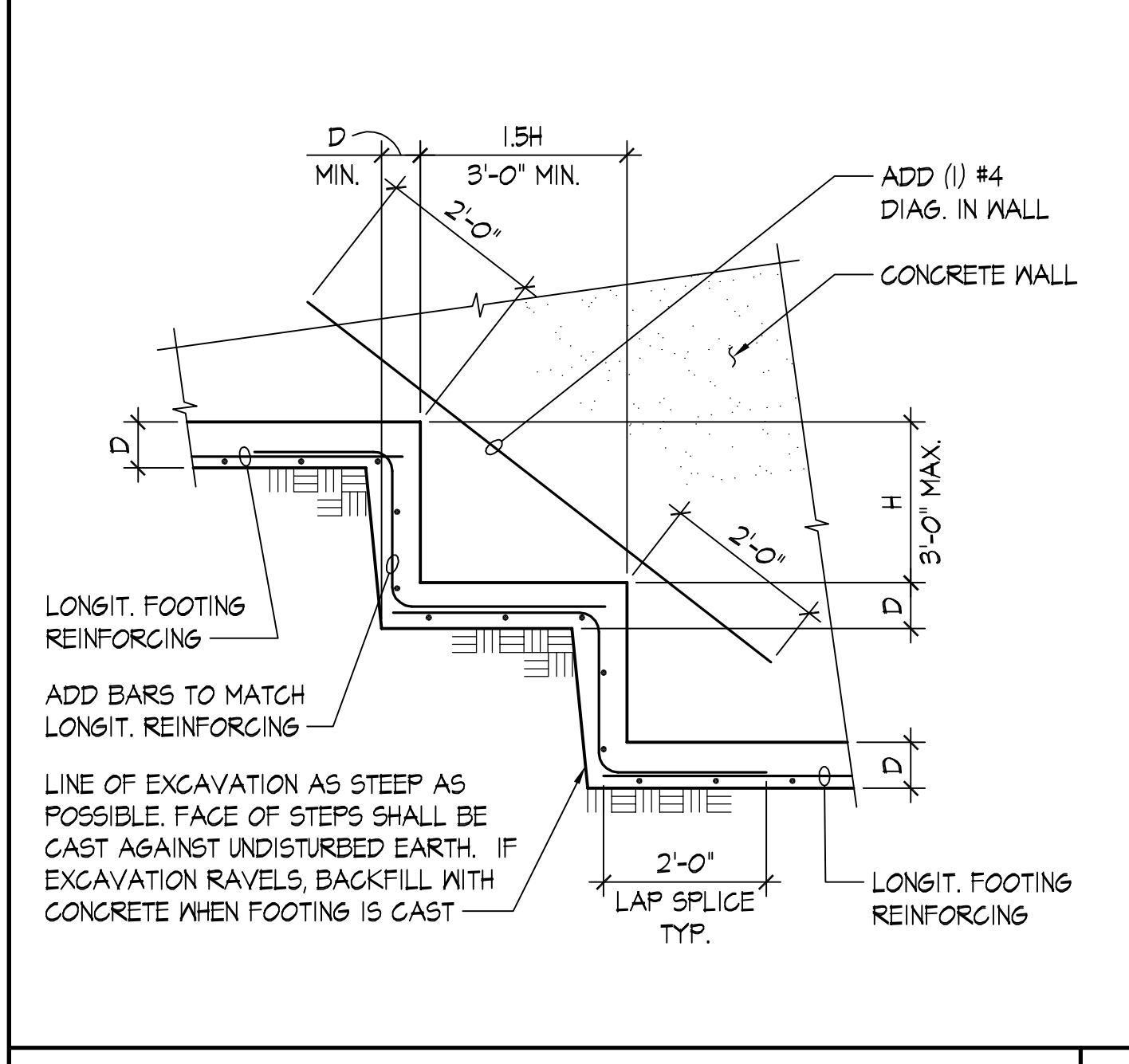
TYPICAL SLAB-ON-GRADE JOINTS SCALE: NONE 2



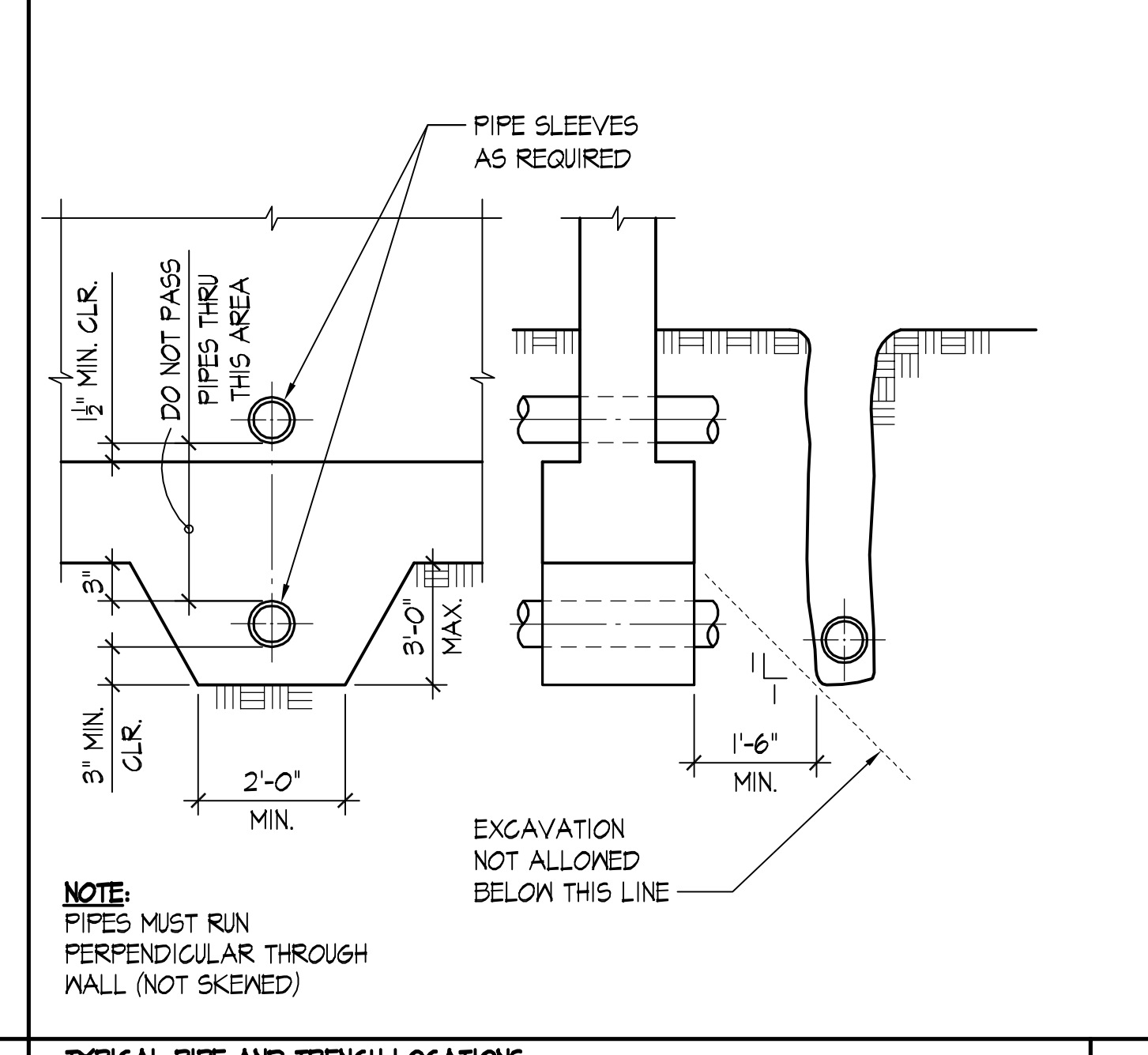
TYPICAL SPREAD FOOTING AT EXISTING SLAB-ON-GRADE SCALE: NONE 3



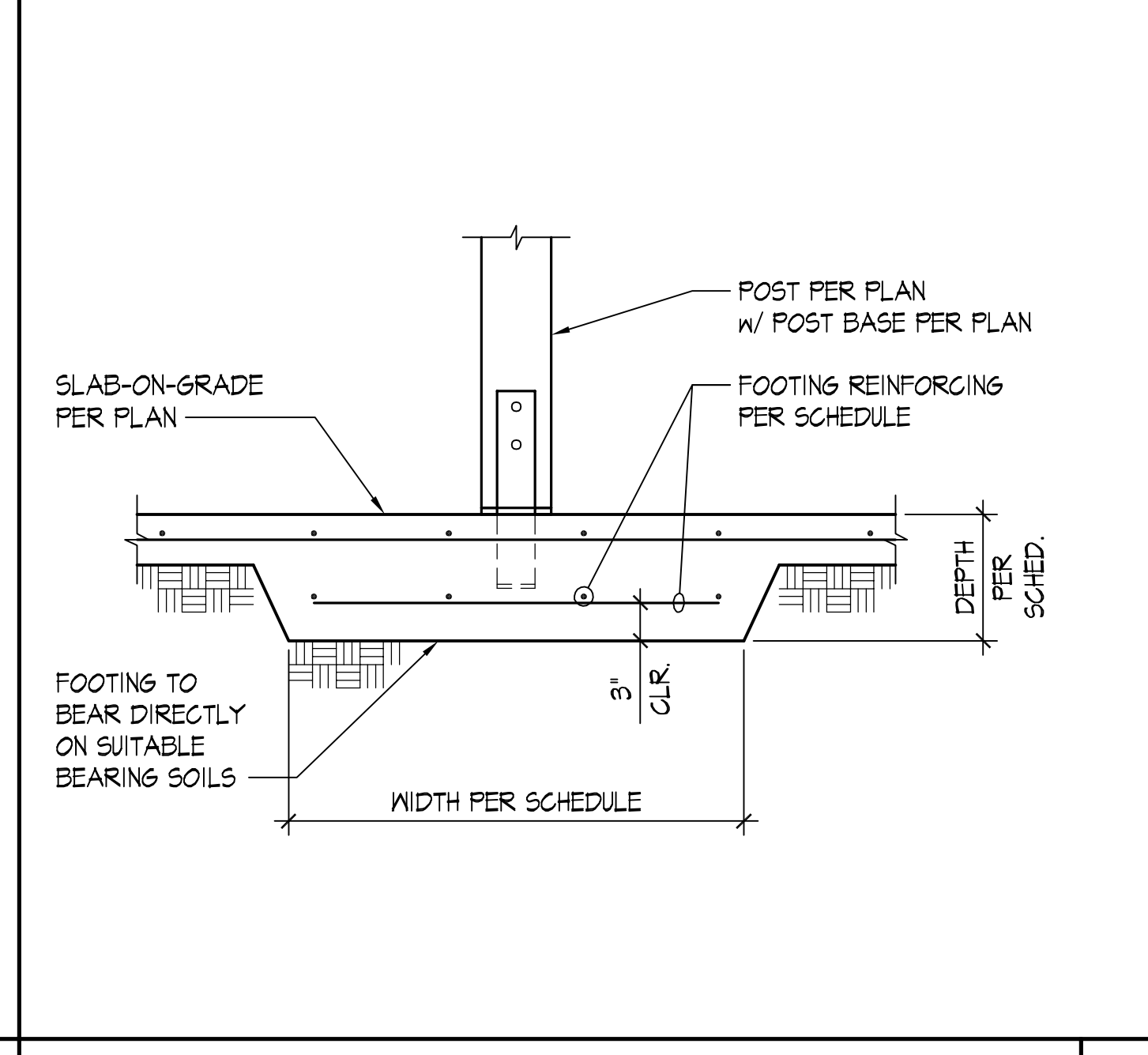
TYPICAL INTERIOR WALL FOUNDATION AT EXISTING CONCRETE SCALE: NONE 4



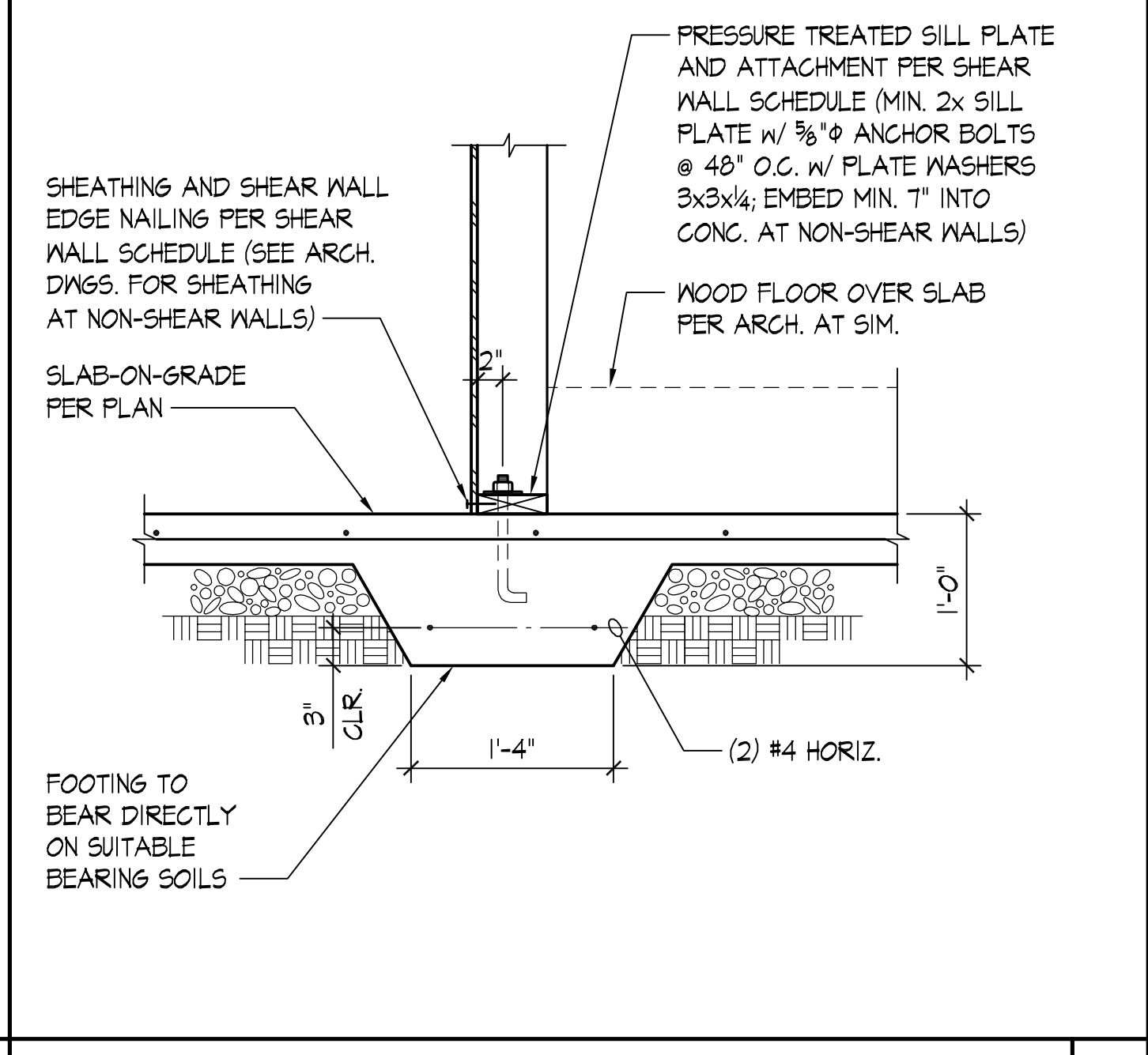
TYPICAL STEPPED FOOTING SCALE: NONE 5



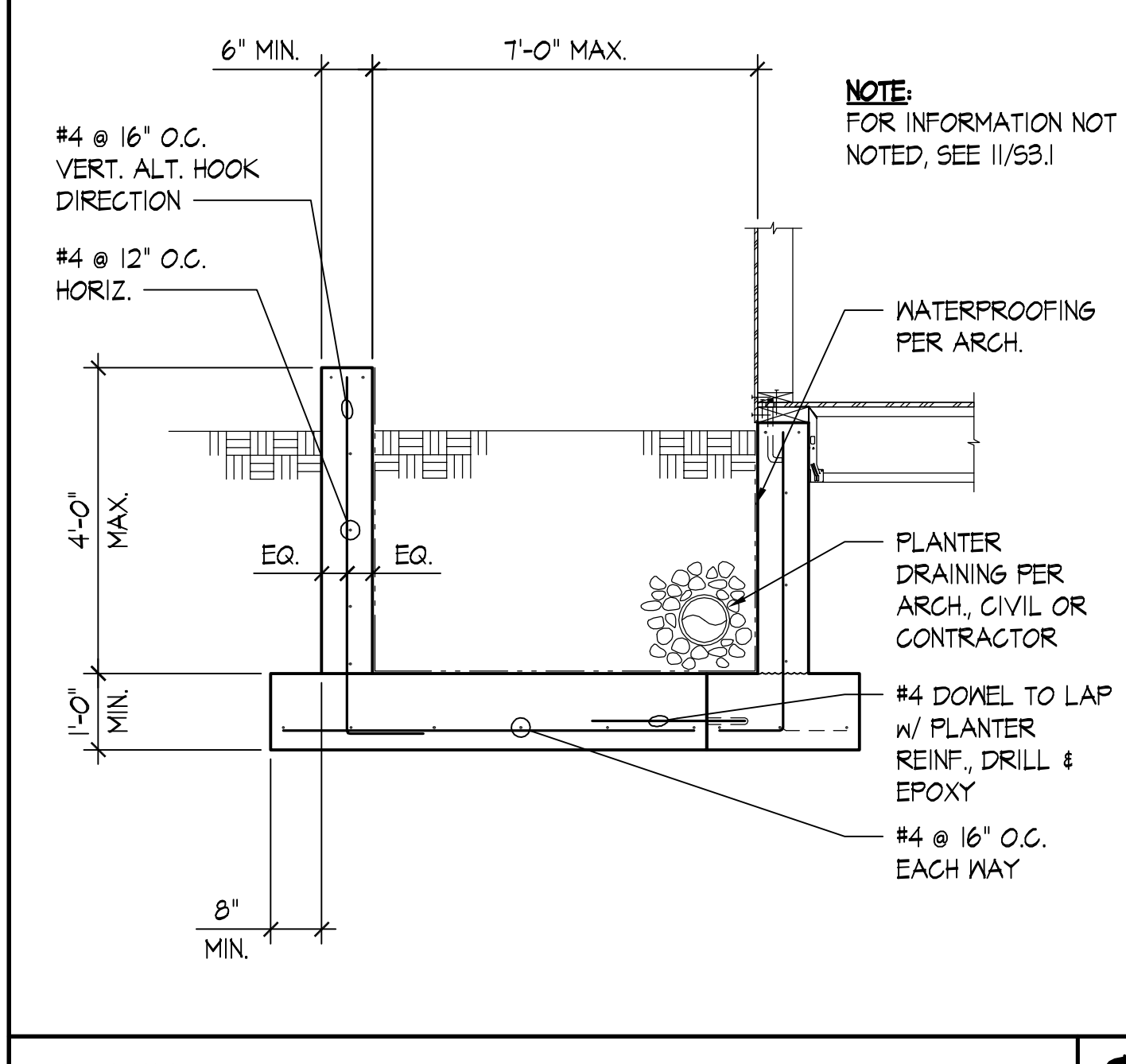
TYPICAL PIPE AND TRENCH LOCATIONS PERPENDICULAR TO FOOTING SCALE: NONE 6



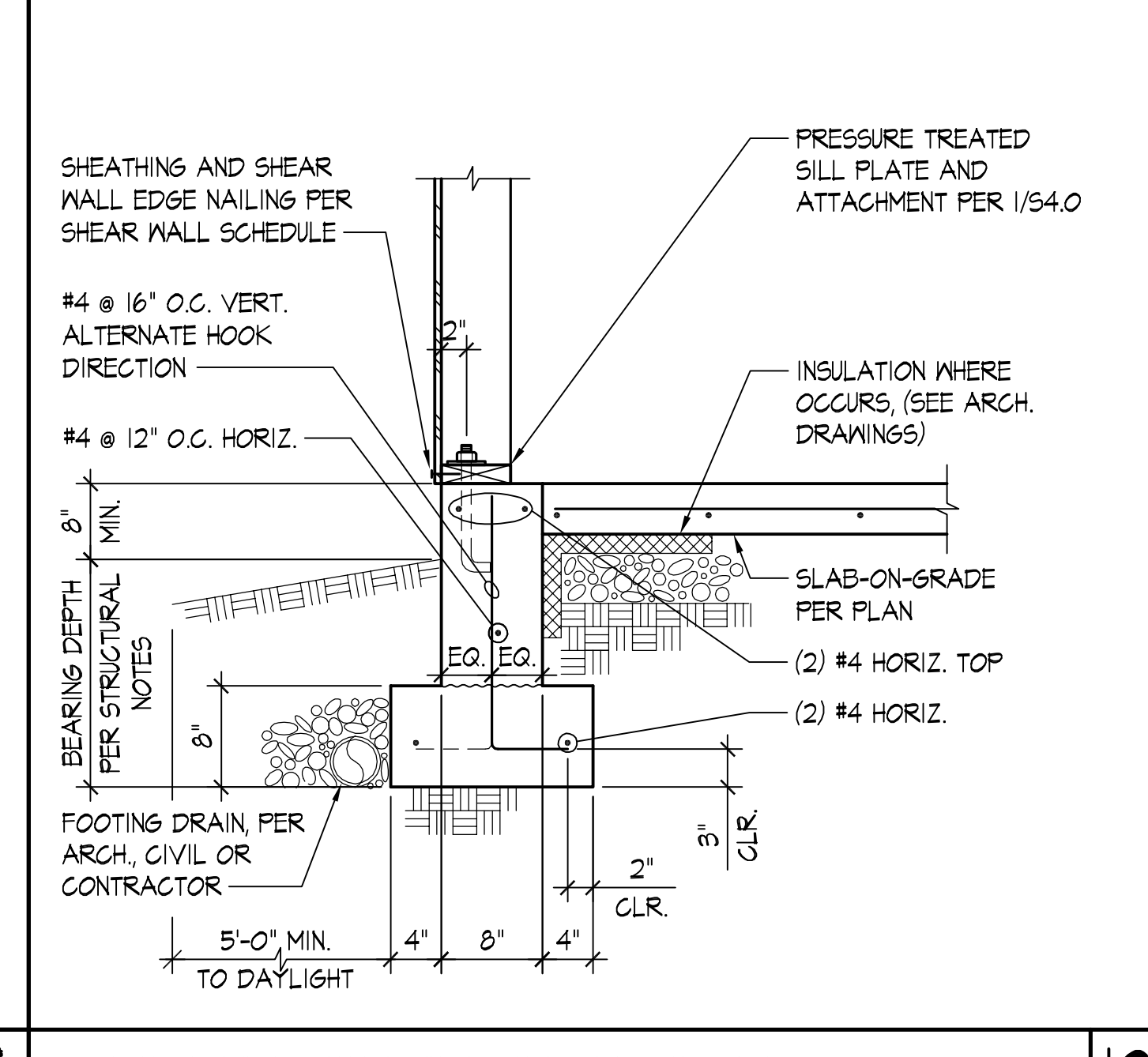
TYPICAL SPREAD FOOTING AT SLAB-ON-GRADE SCALE: NONE 7



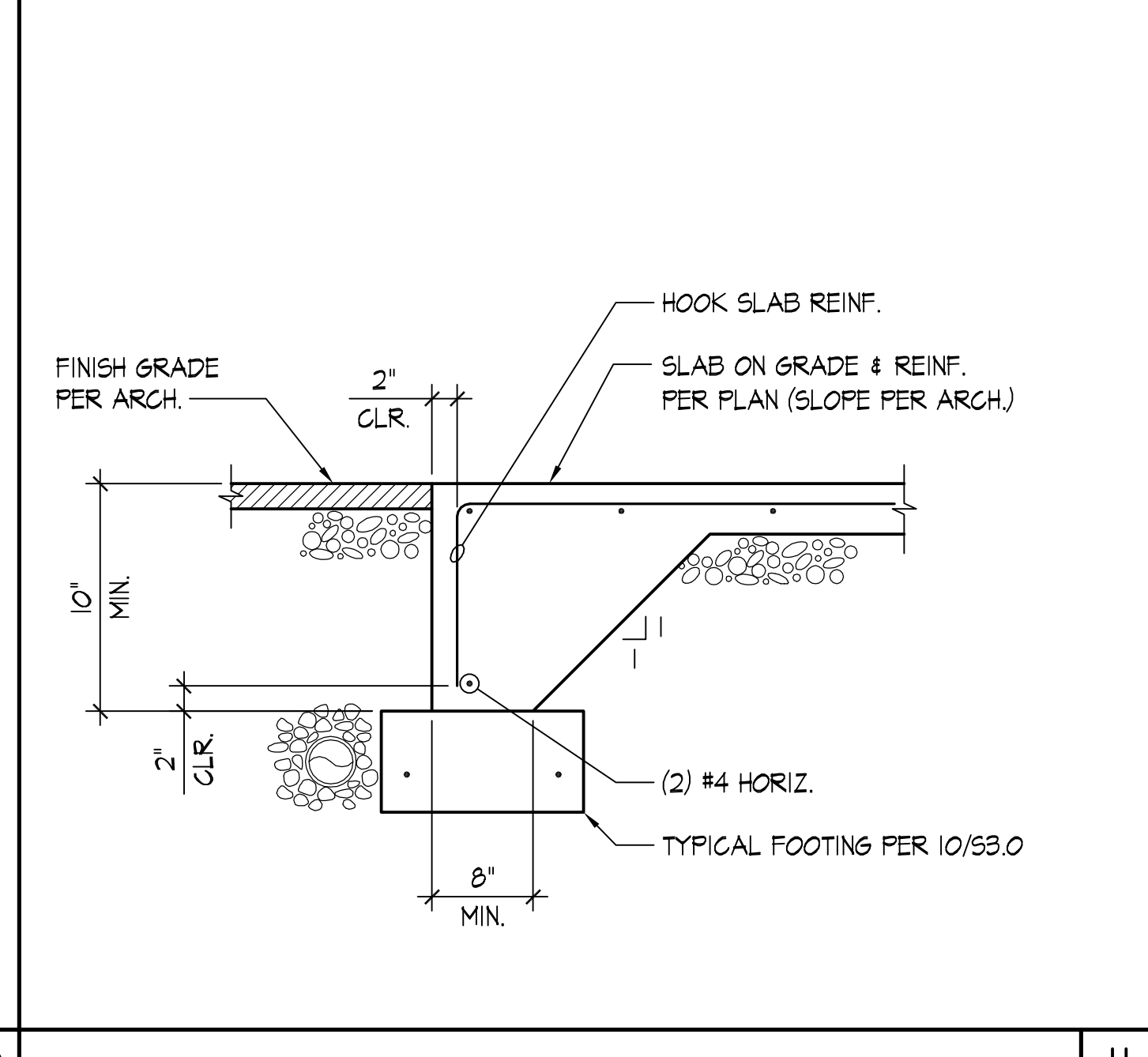
TYPICAL INTERIOR WALL FOUNDATION (THICKENED SLAB) SCALE: NONE 8



BIO PLANTER SCALE: 1/2"=1'-0" 9



TYPICAL PERIMETER WALL FOUNDATION AT SLAB-ON-GRADE SCALE: NONE 10



TYPICAL THICKENED SLAB AT DOOR SCALE: NONE 11

TYPICAL INTERIOR WALL FOUNDATION (THICKENED SLAB) SCALE: NONE 8

MARK	SIZE	DEPTH	REINFORCING	REMARKS
F2.0	2'-0" x 2'-0"	10"	(2) #4 EA. WAY	
F2.5	2'-6" x 2'-6"	10"	(3) #4 EA. WAY	
F3.0	3'-0" x 3'-0"	12"	(4) #4 EA. WAY	
F4.0	4'-0" x 4'-0"	12"	(6) #4 EA. WAY	

SPREAD FOOTING SCHEDULE SCALE: NONE 12

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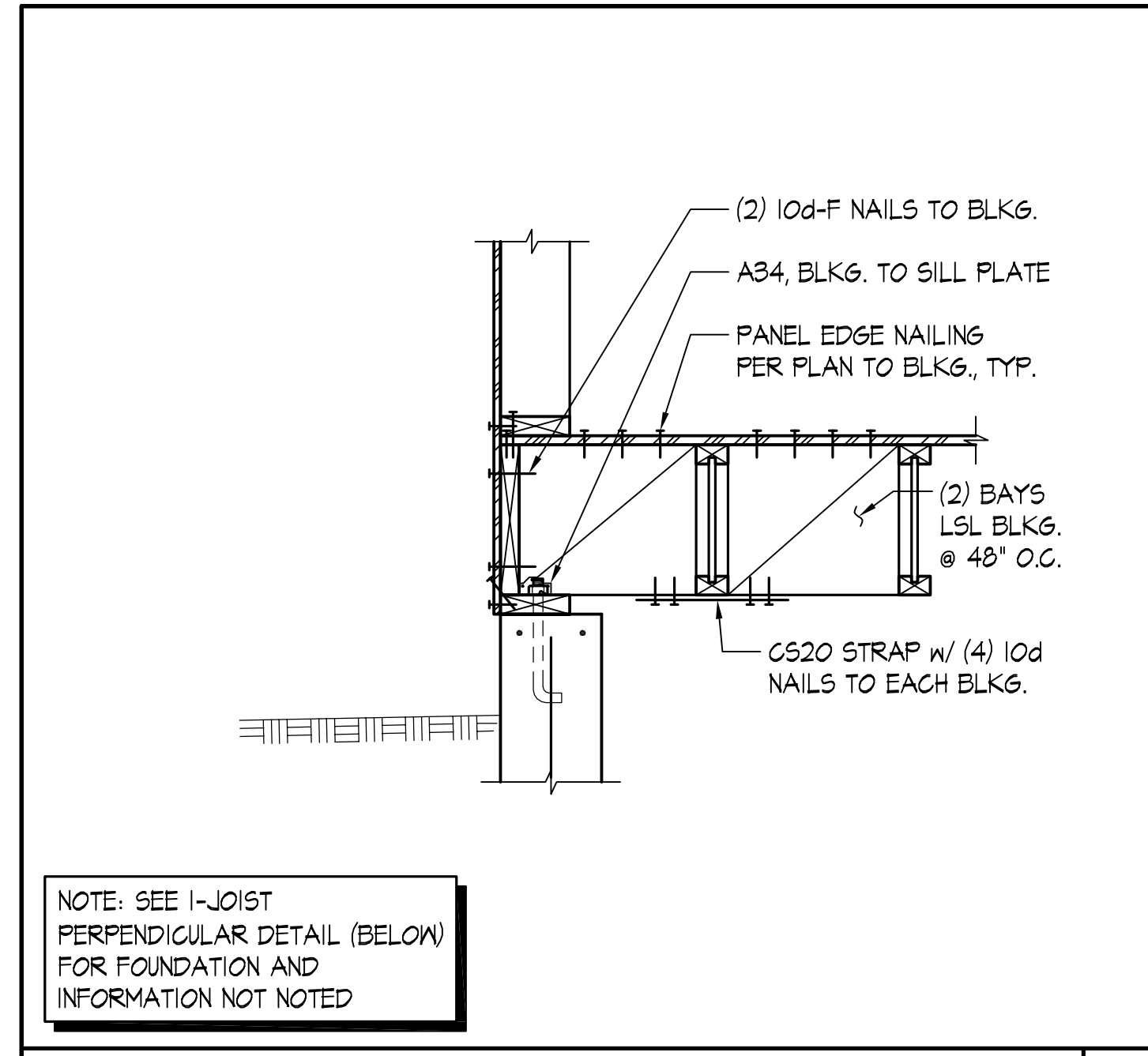
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TYPICAL FOUNDATION/SLAB DETAILS

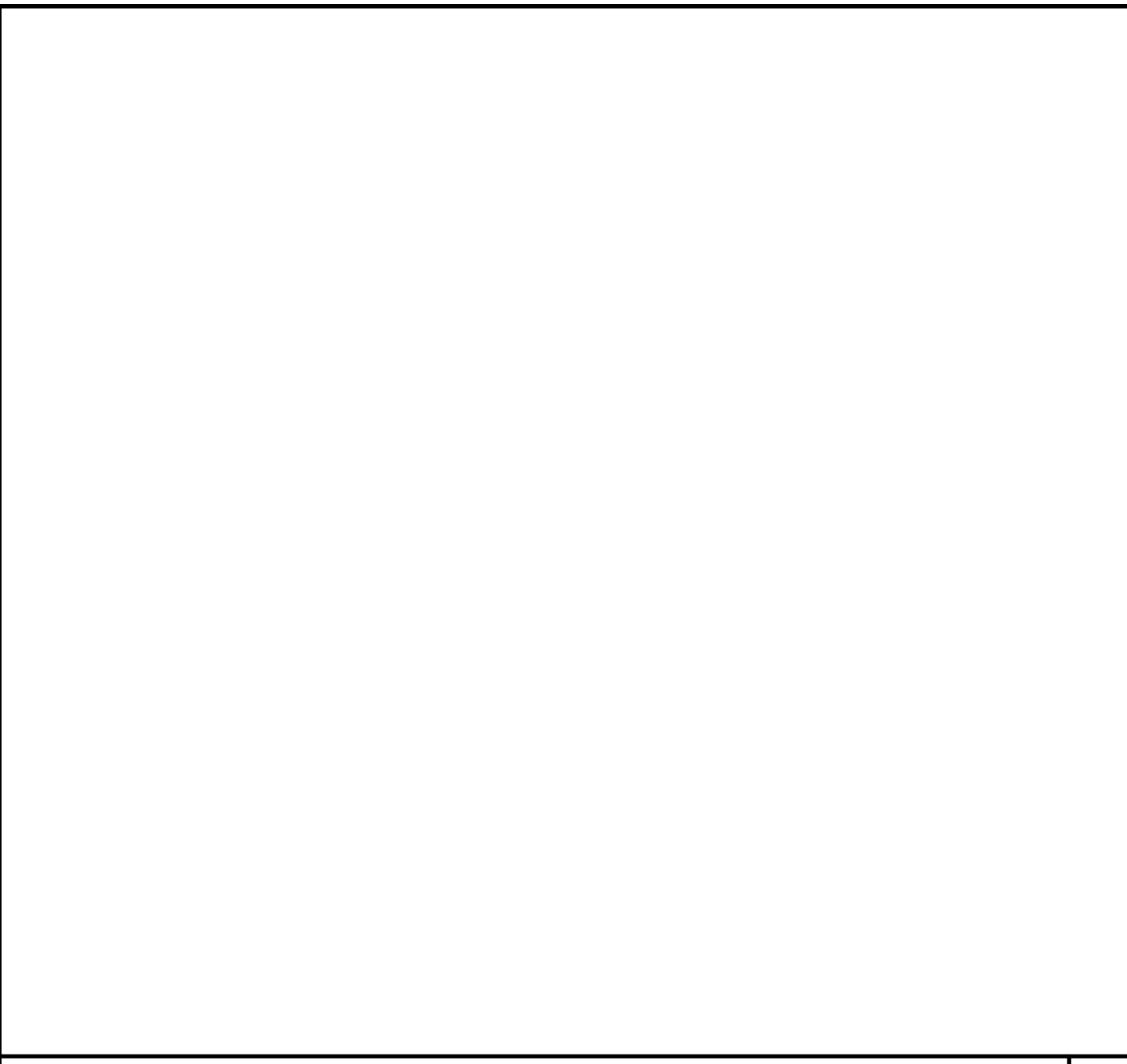
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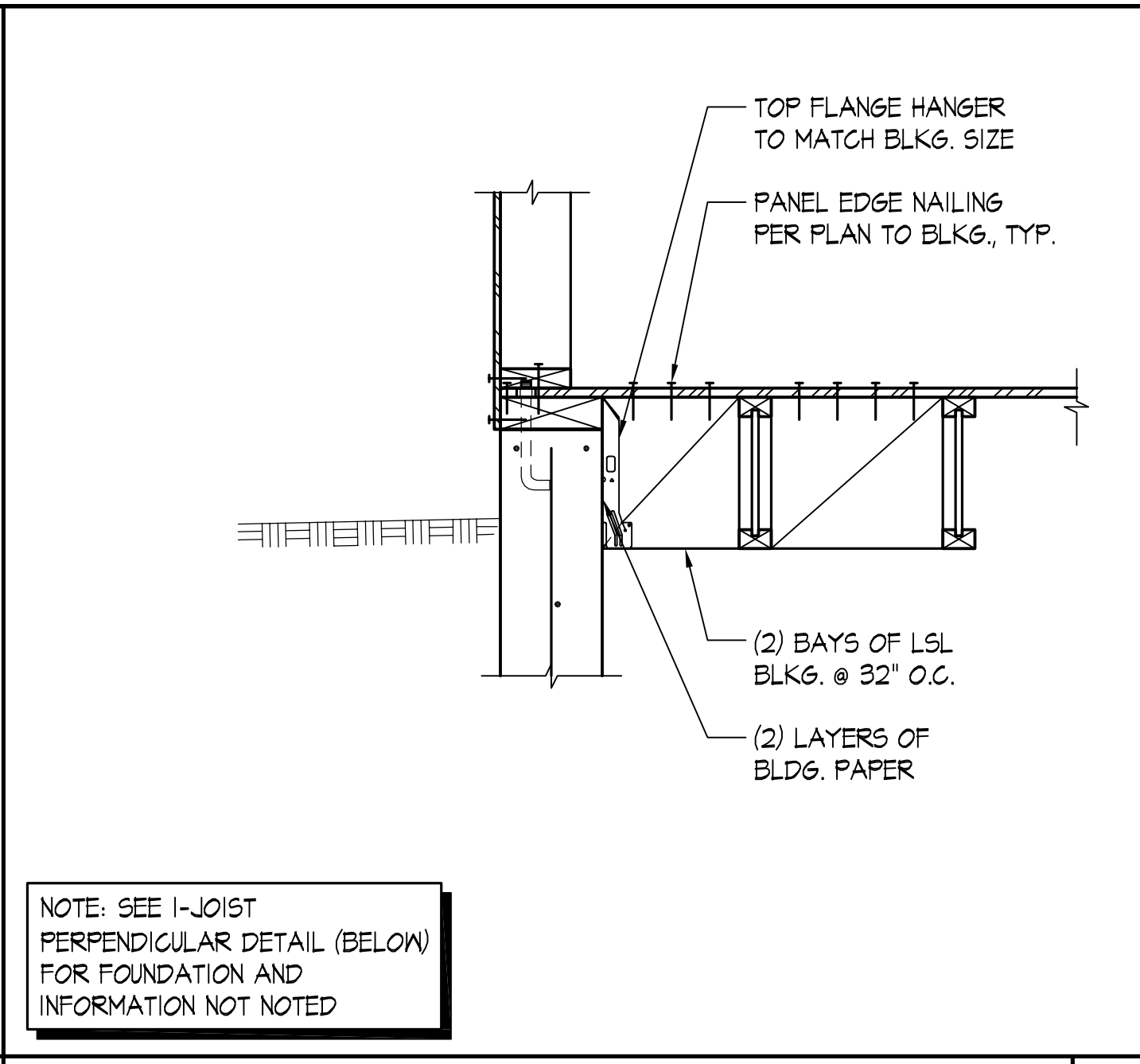


NOTE: SEE I-JOIST PERPENDICULAR DETAIL (BELOW) FOR FOUNDATION AND INFORMATION NOT NOTED

TYPICAL FOUNDATION - I-JOIST PARALLEL SCALE: NONE 1

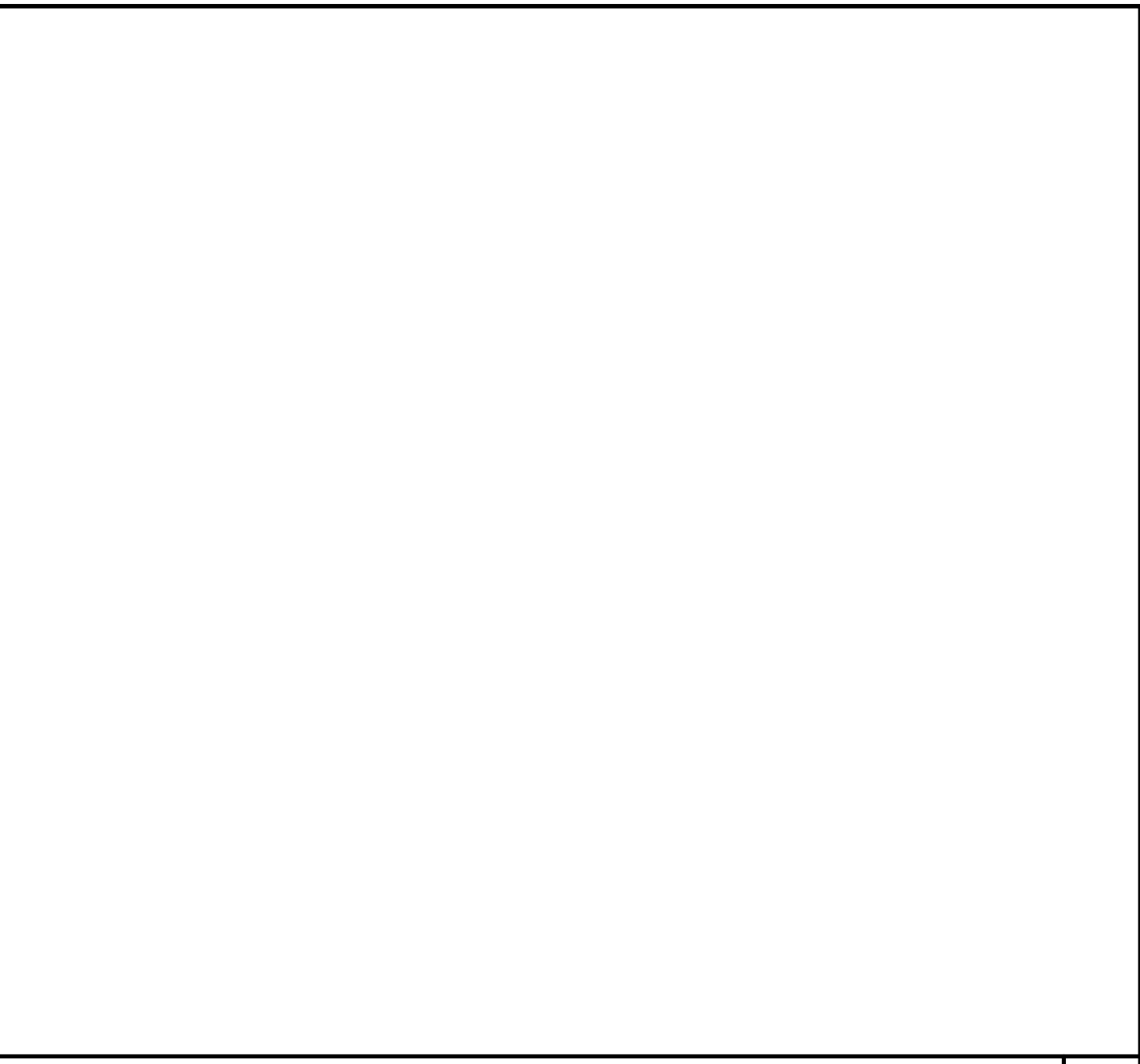


DETAIL SCALE: 1"=1'-0" 2

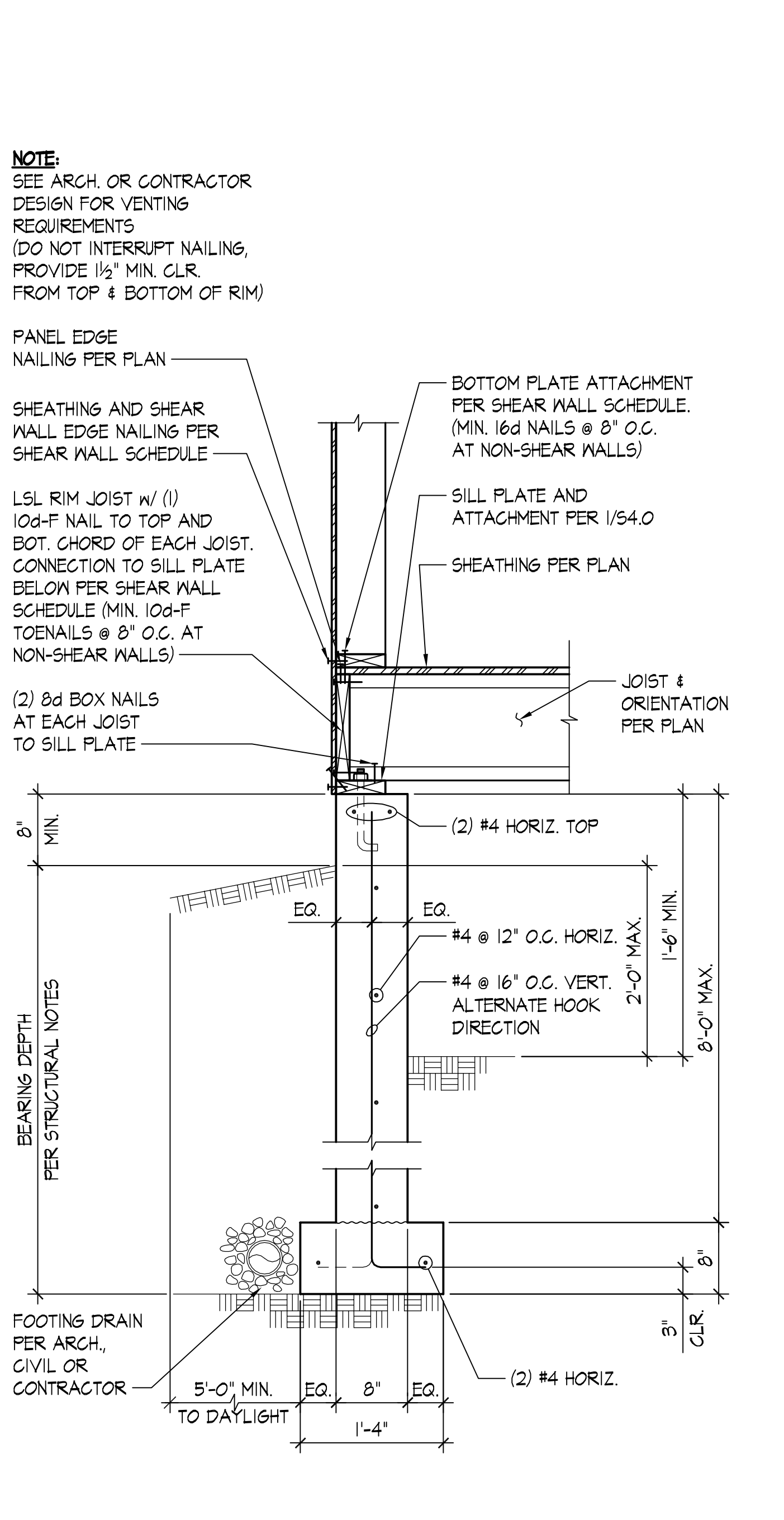


NOTE: SEE I-JOIST PERPENDICULAR DETAIL (BELOW) FOR FOUNDATION AND INFORMATION NOT NOTED

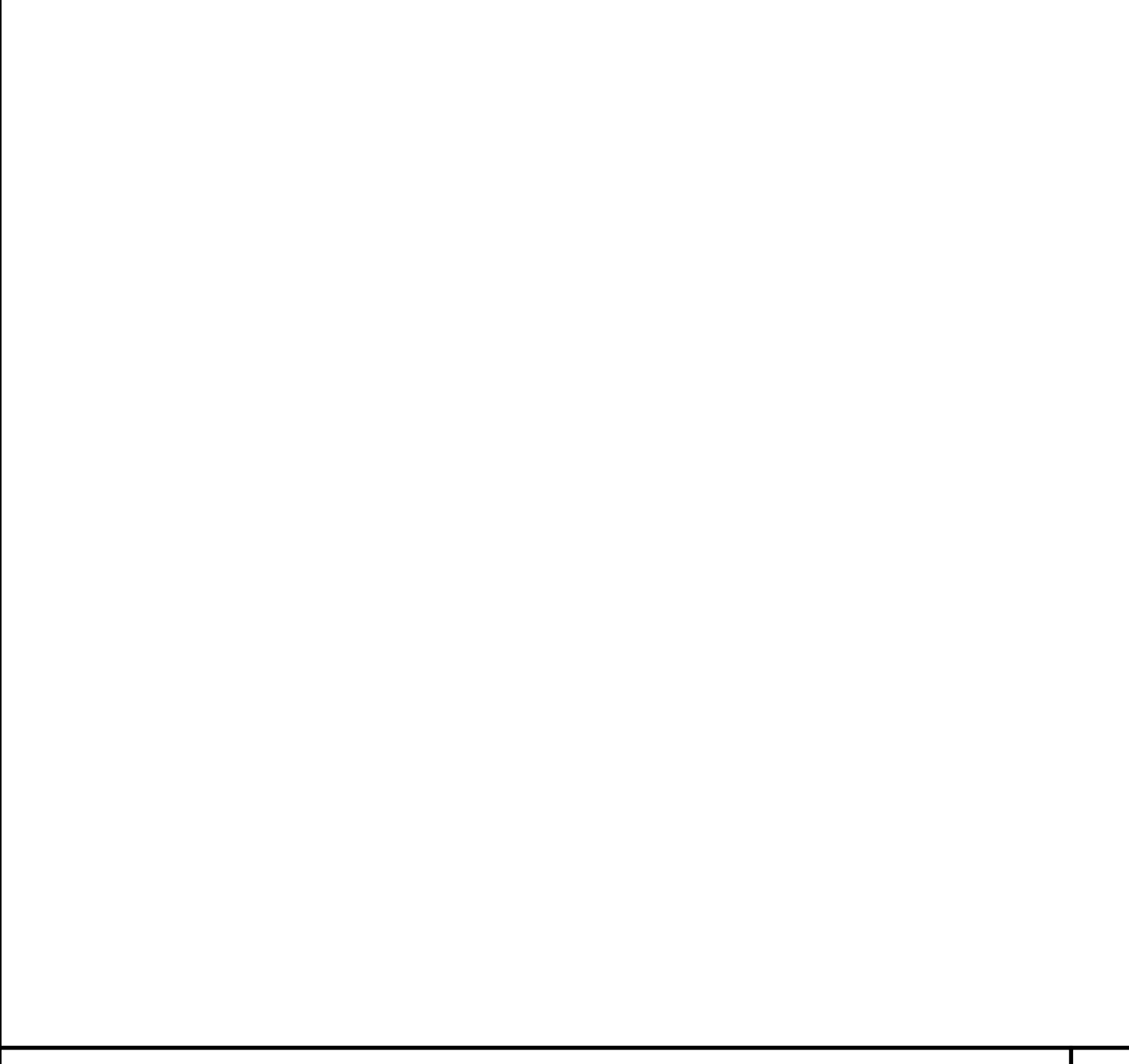
TYPICAL FOUNDATION - I-JOIST PARALLEL W/ HANGER SCALE: NONE 3



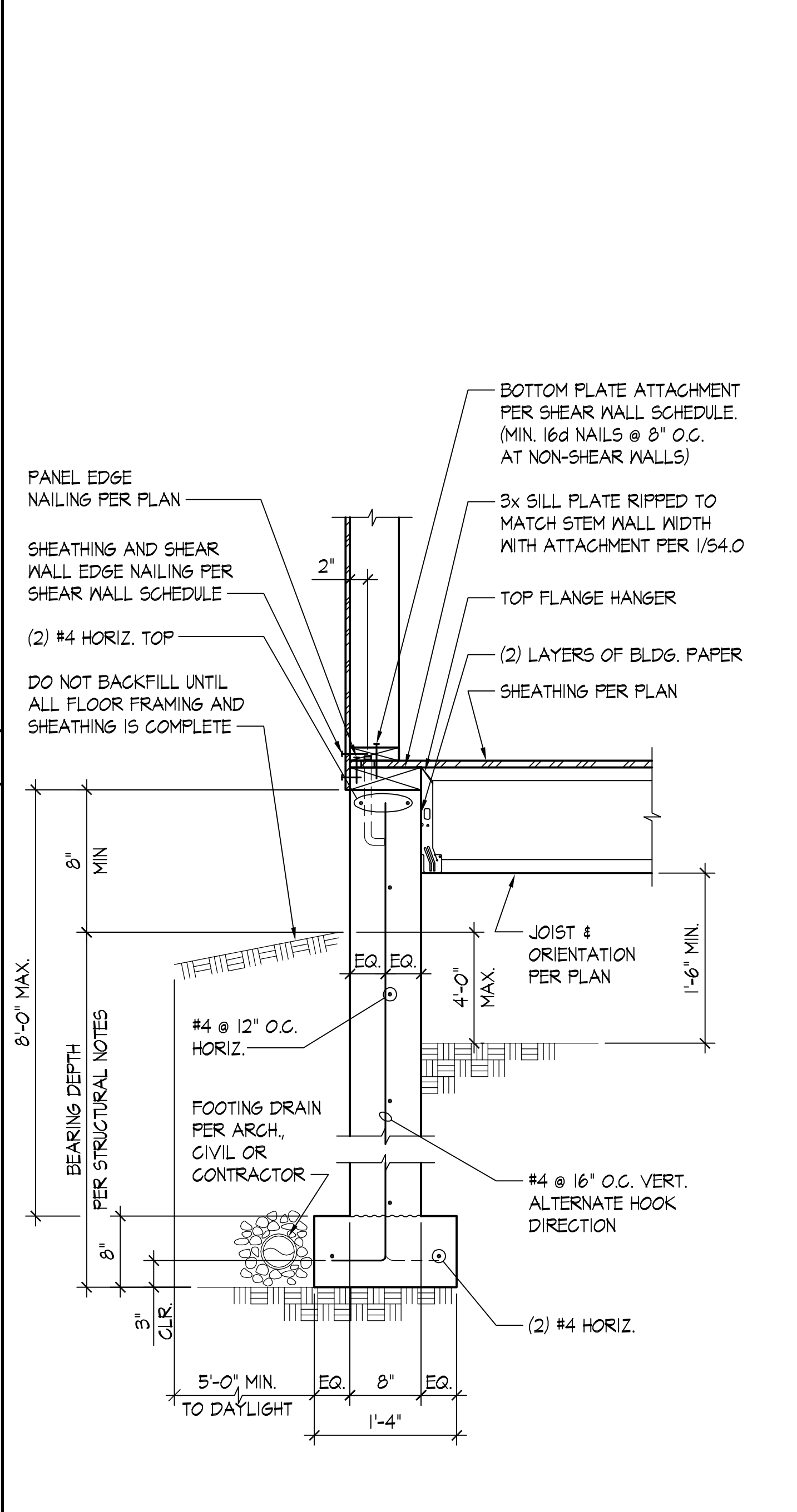
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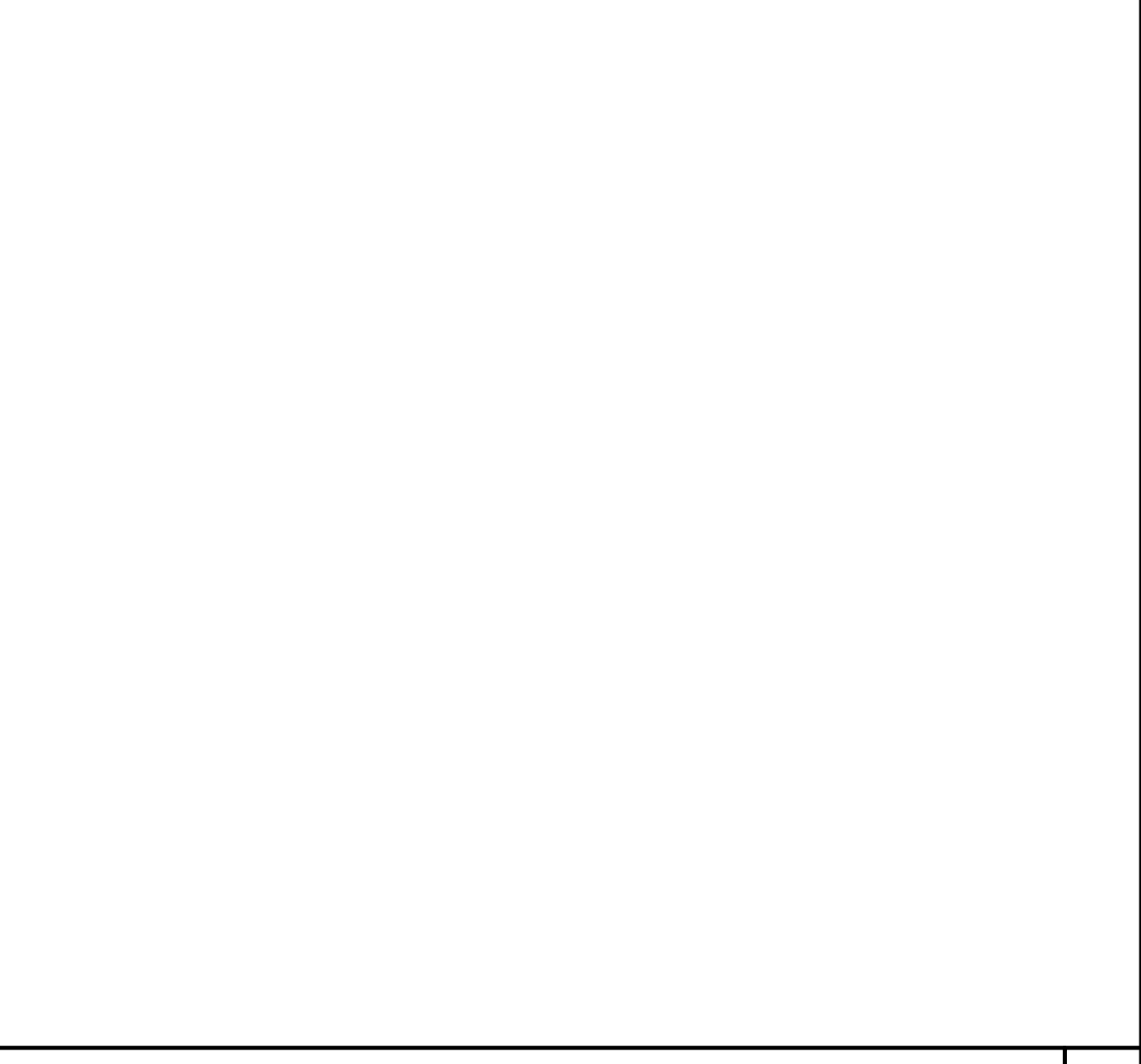
TYPICAL FOUNDATION - I-JOIST PERPENDICULAR SCALE: NONE 9



DETAIL SCALE: 1"=1'-0" 6



TYPICAL FOUNDATION - I-JOIST PERPENDICULAR W/ HANGER SCALE: NONE 11



DETAIL SCALE: 1"=1'-0" 8

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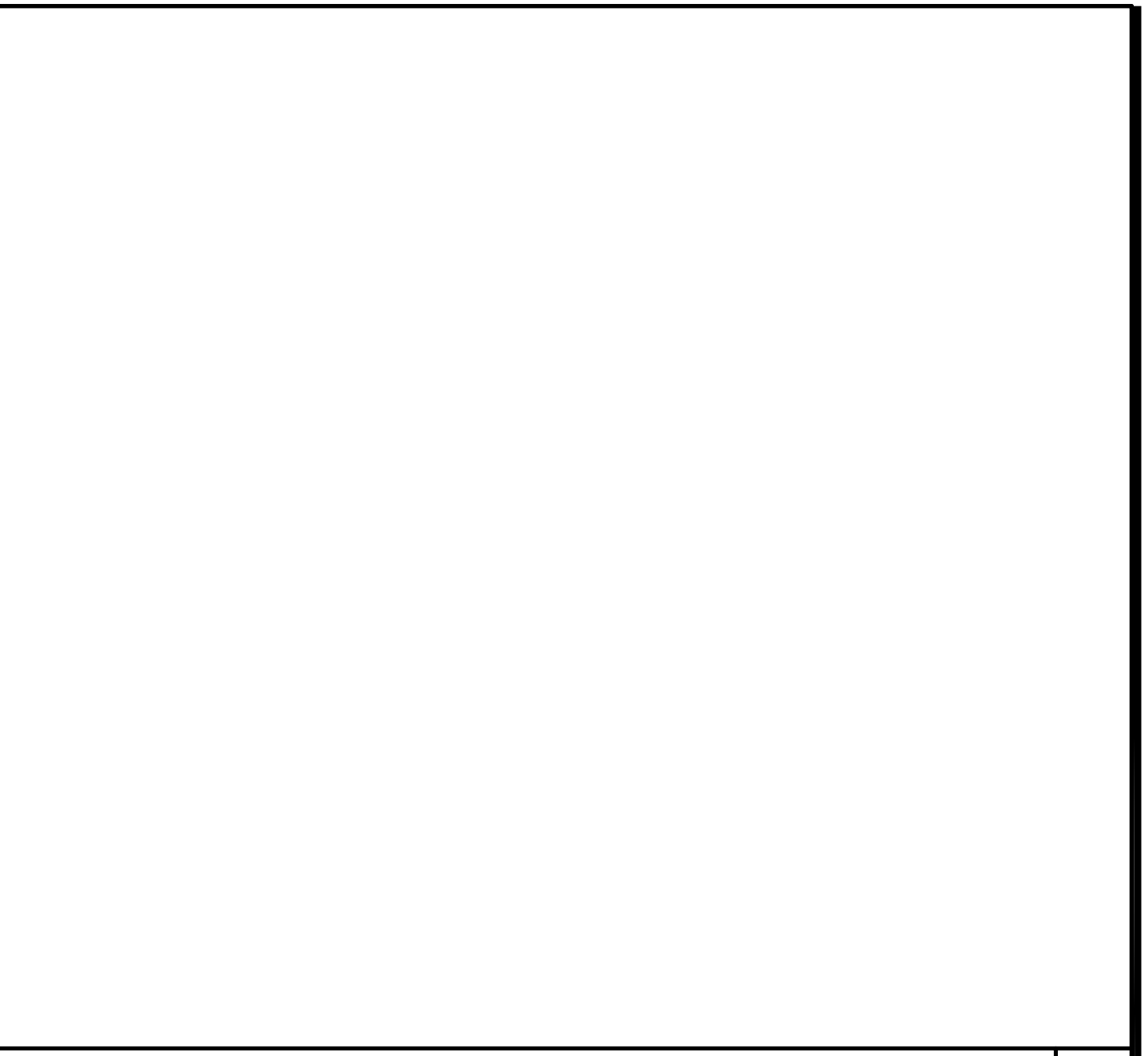
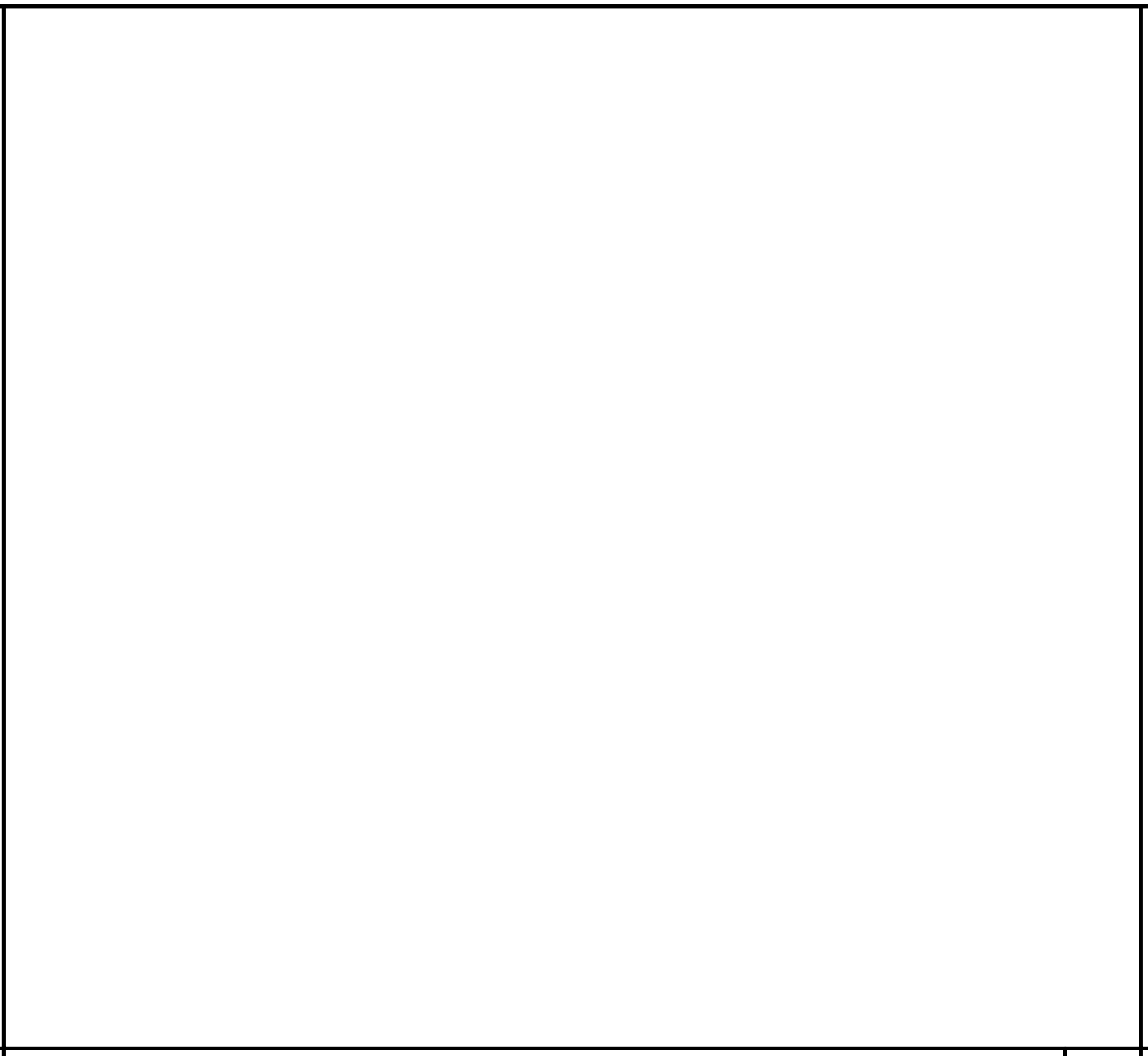
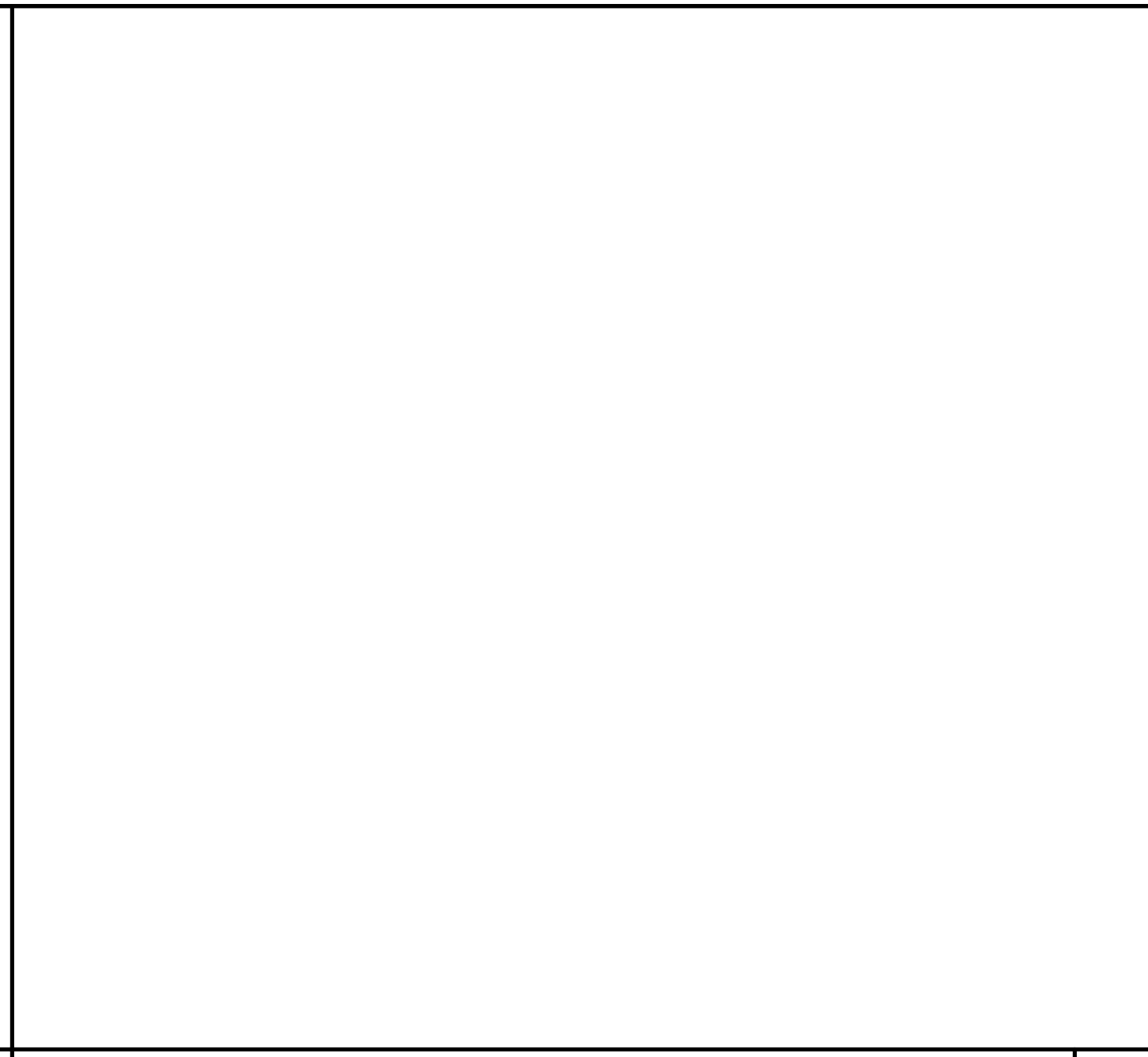
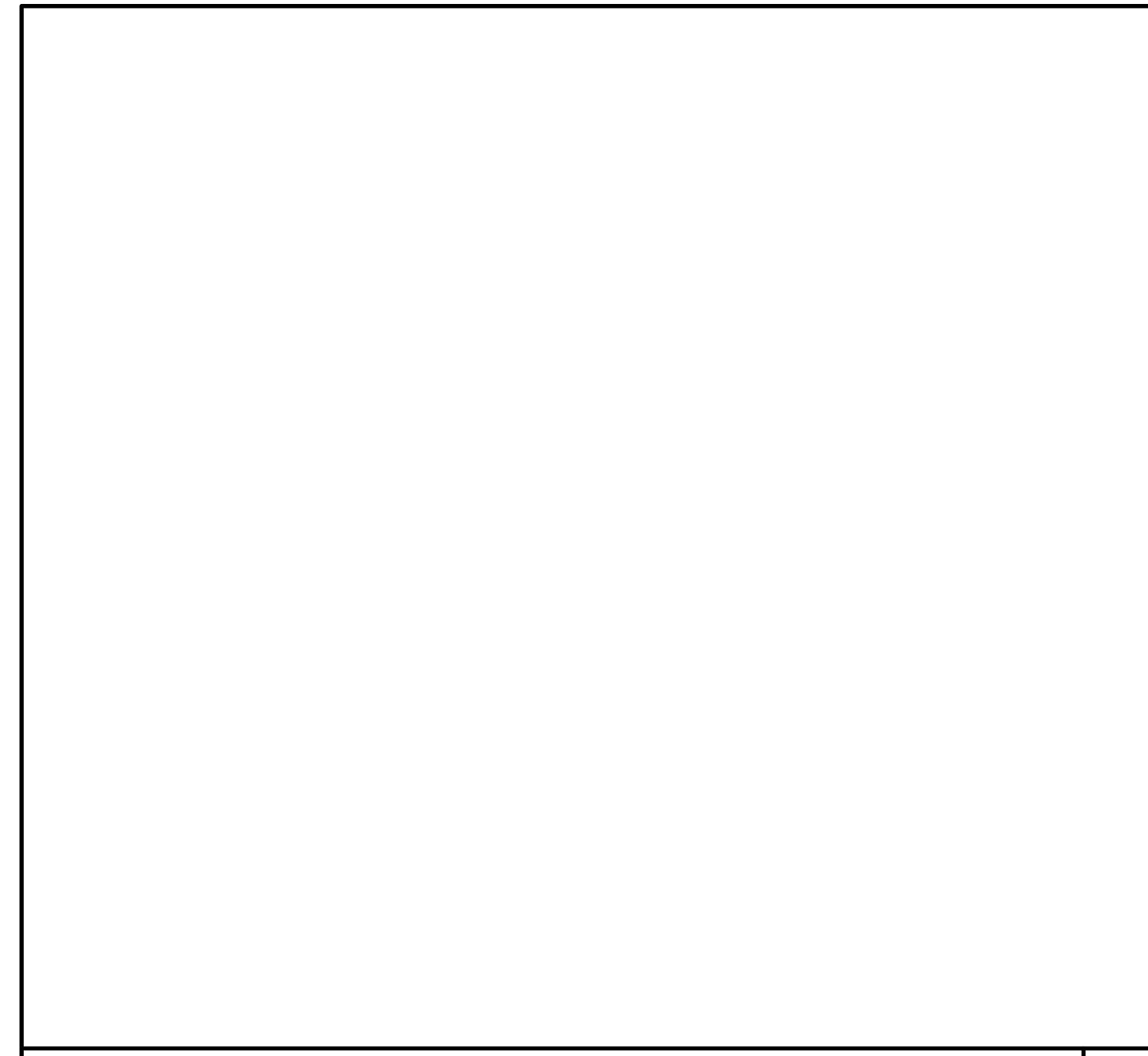
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TYPICAL CRAWLSPACE DETAILS

SHEET: S3.1

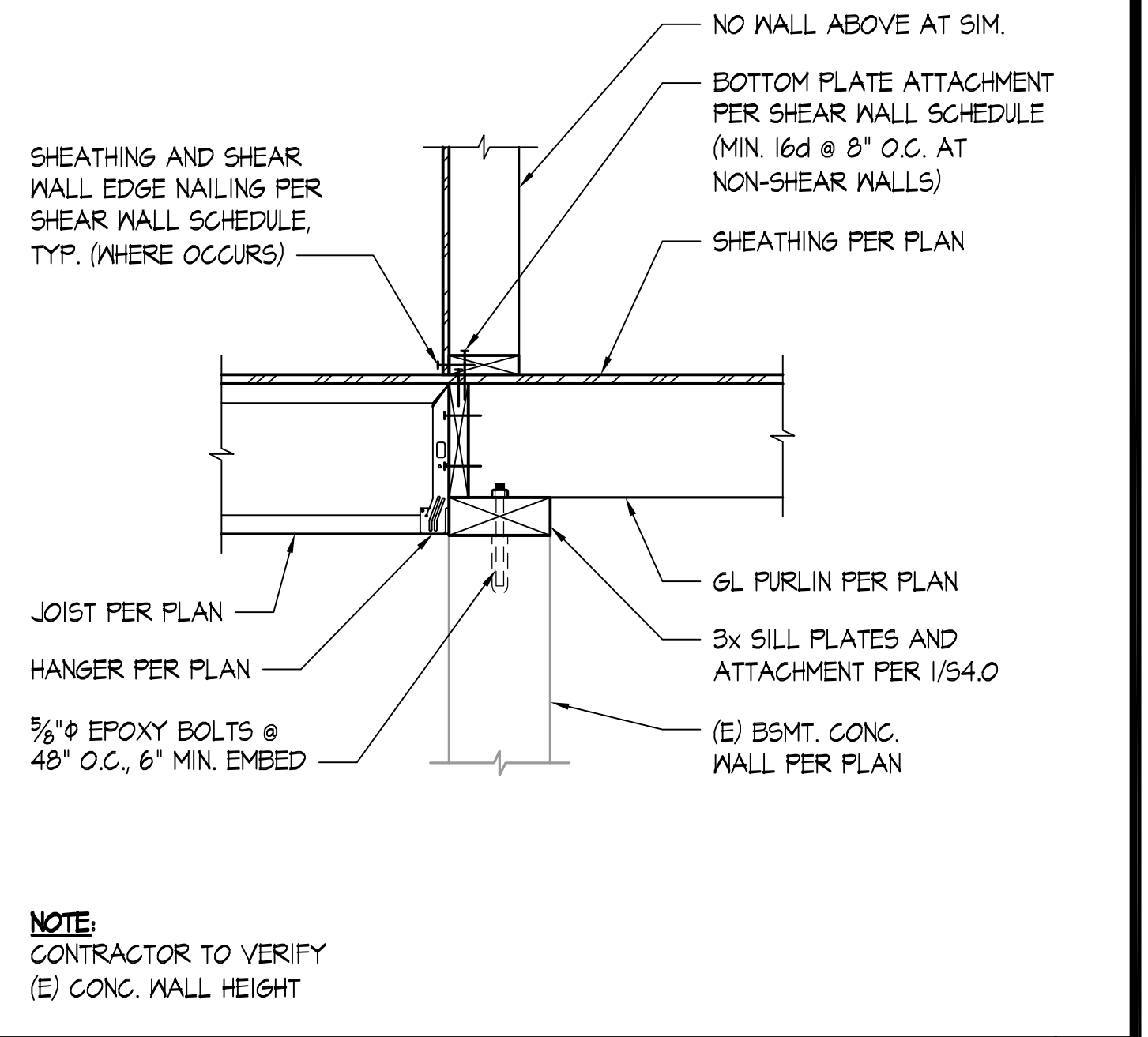
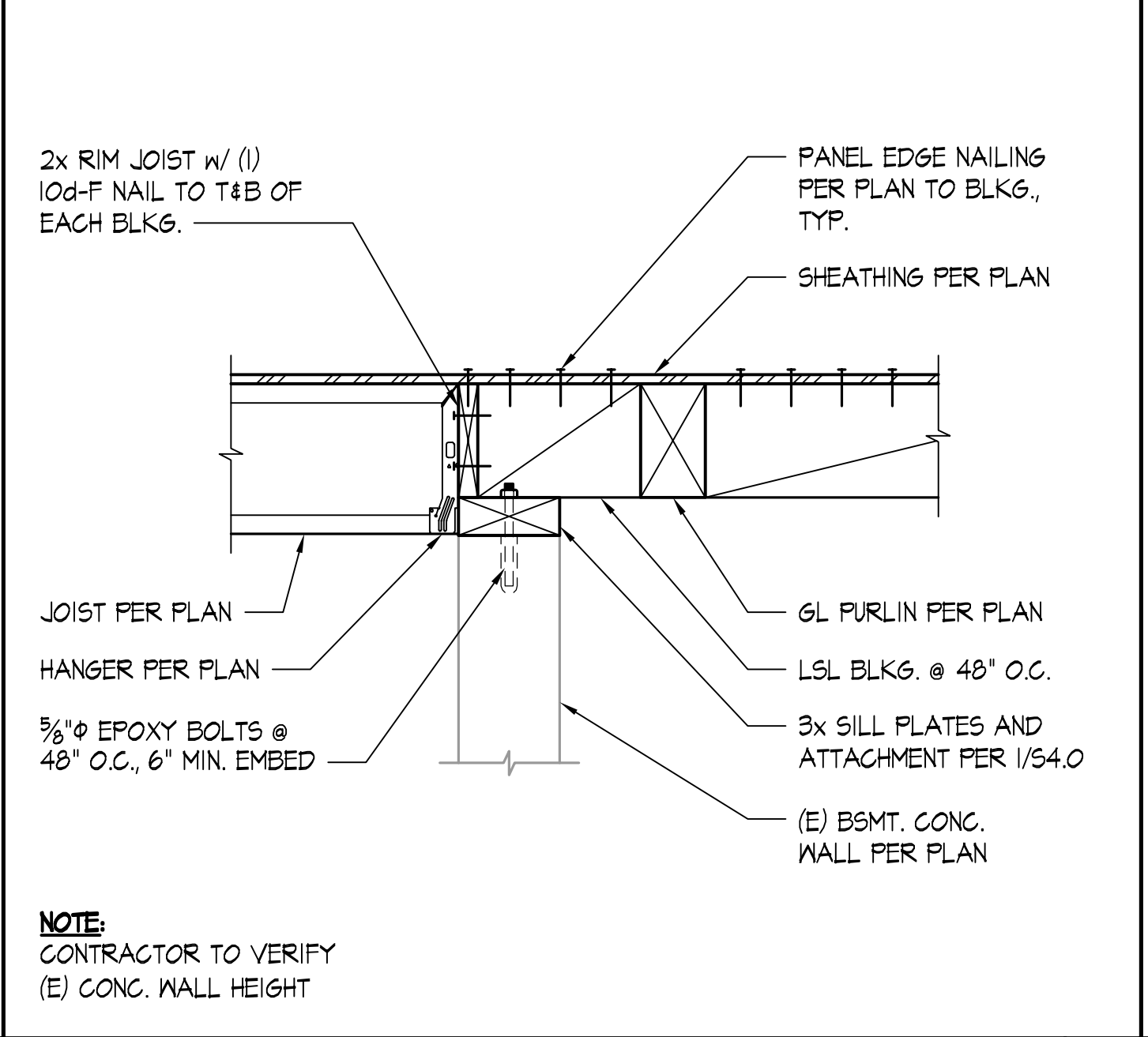
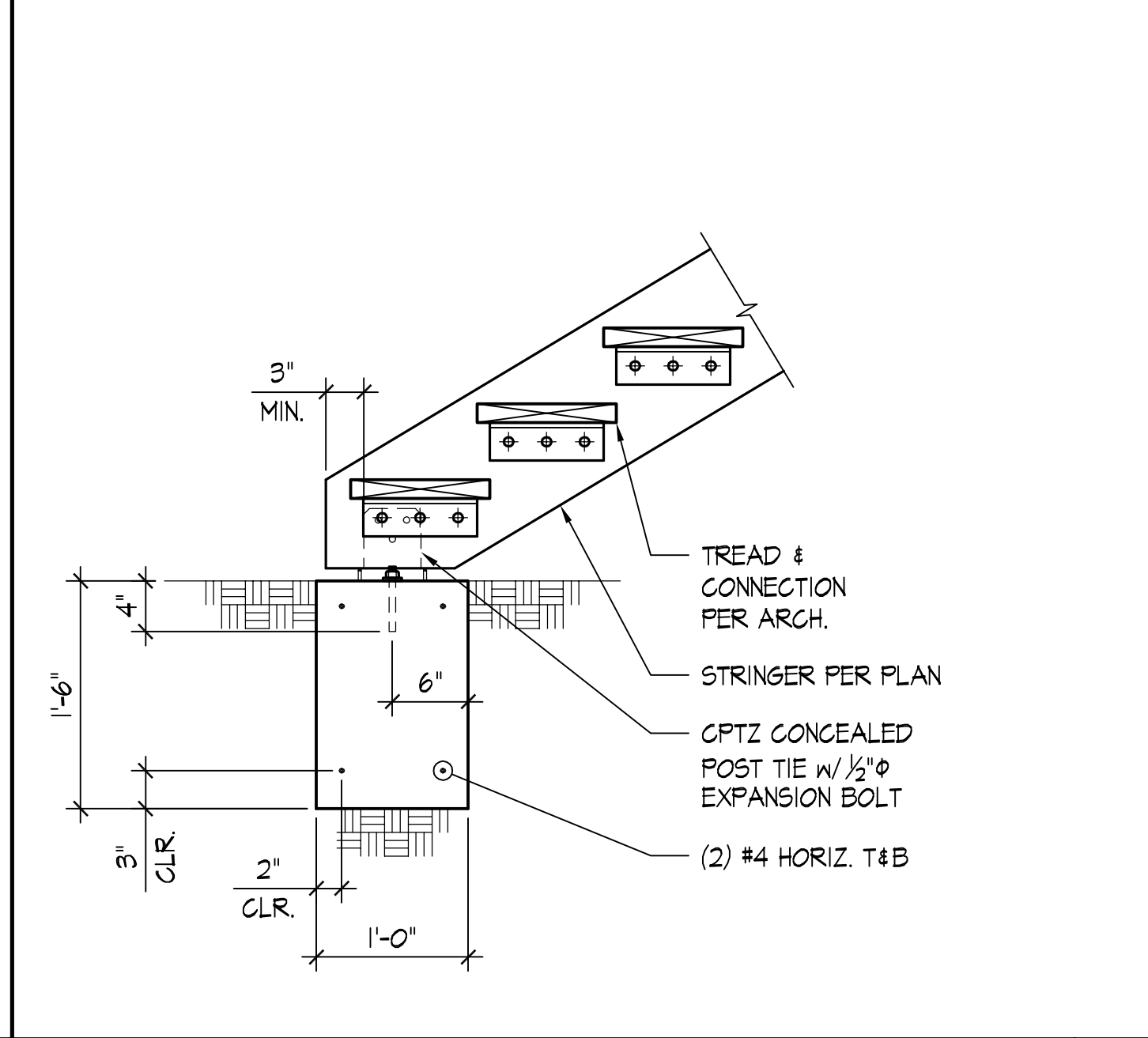


DETAIL SCALE: NONE

DETAIL SCALE: NONE 2

DETAIL SCALE: NONE 3

DETAIL SCALE: NONE 4

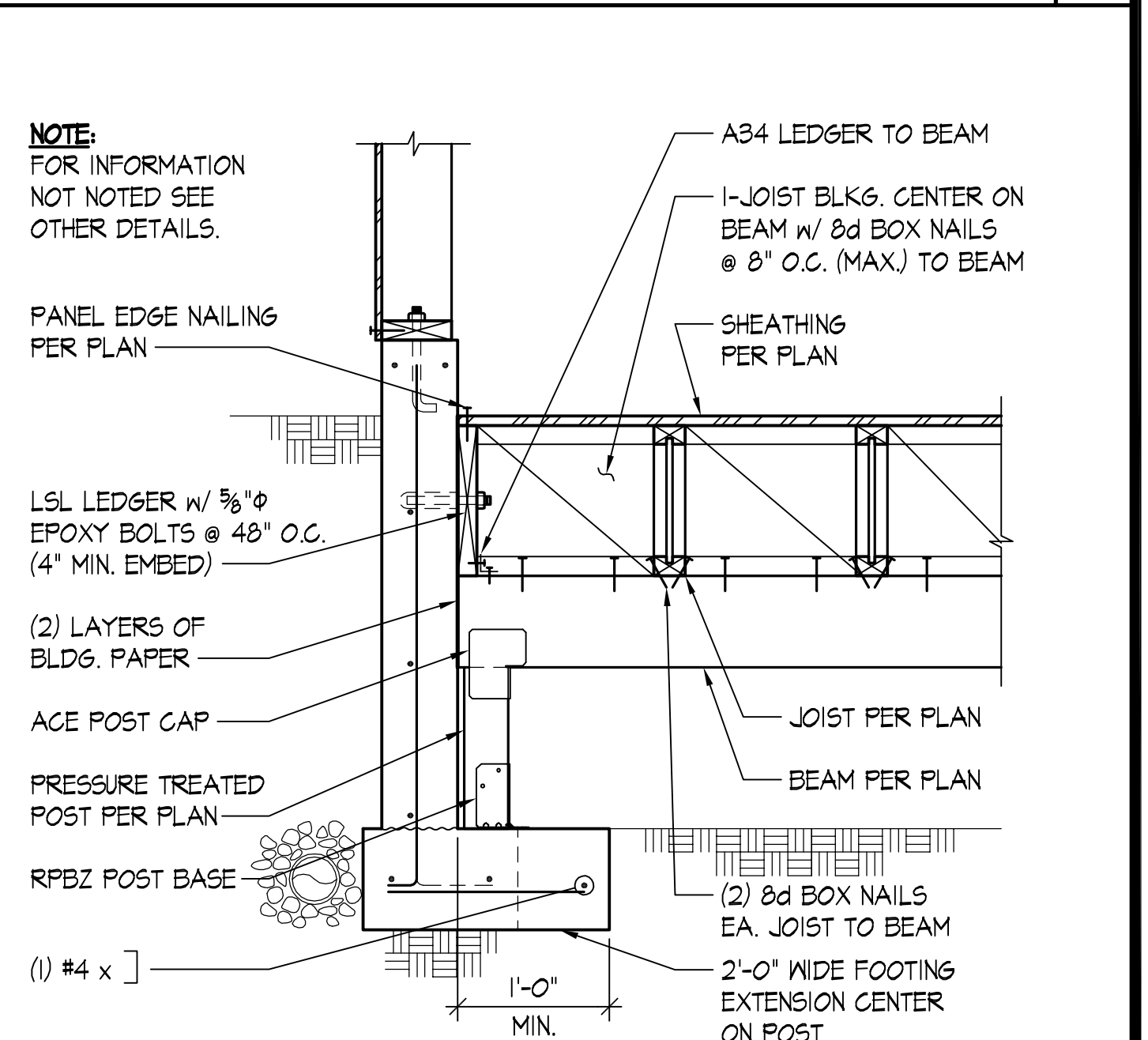
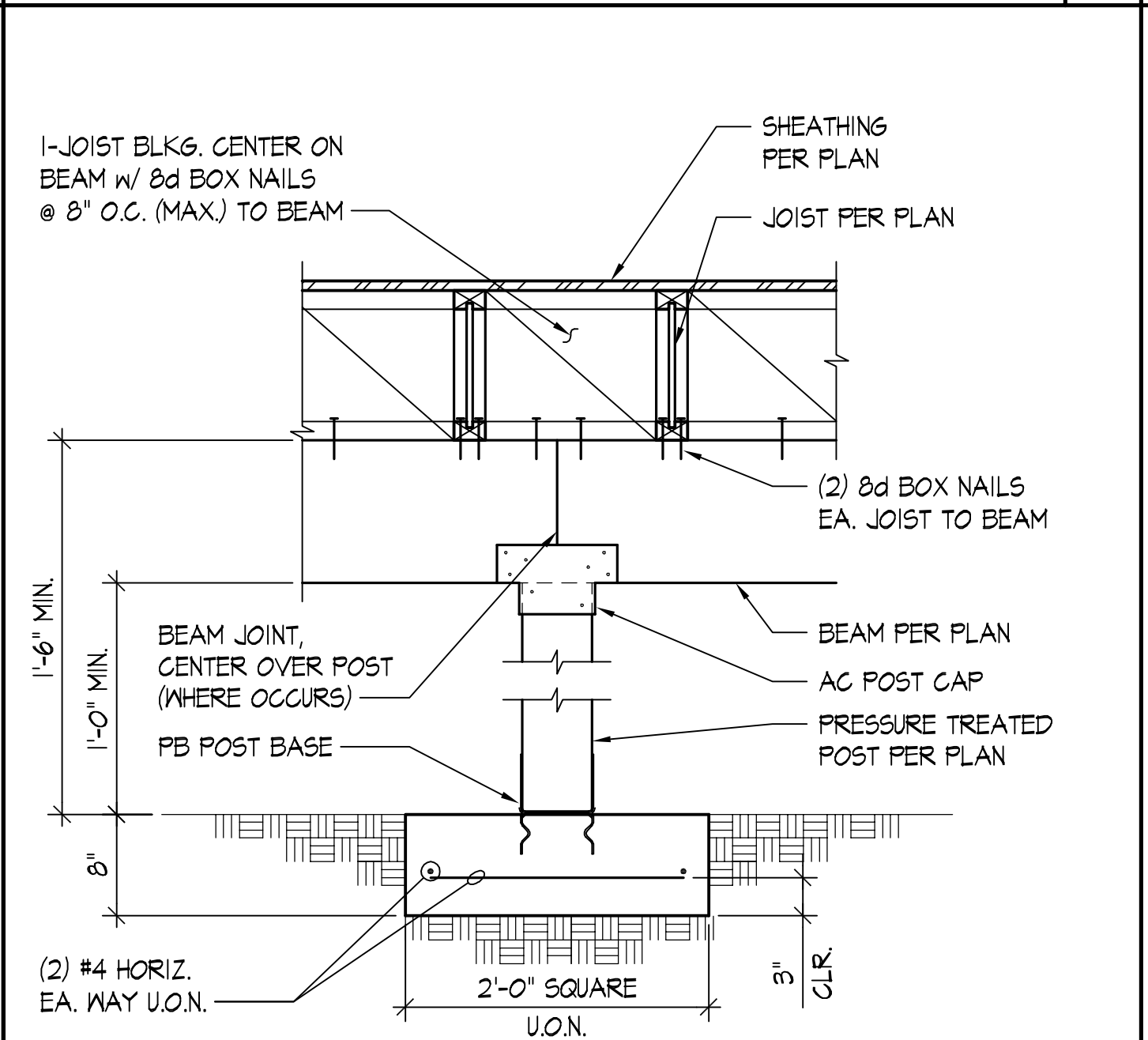
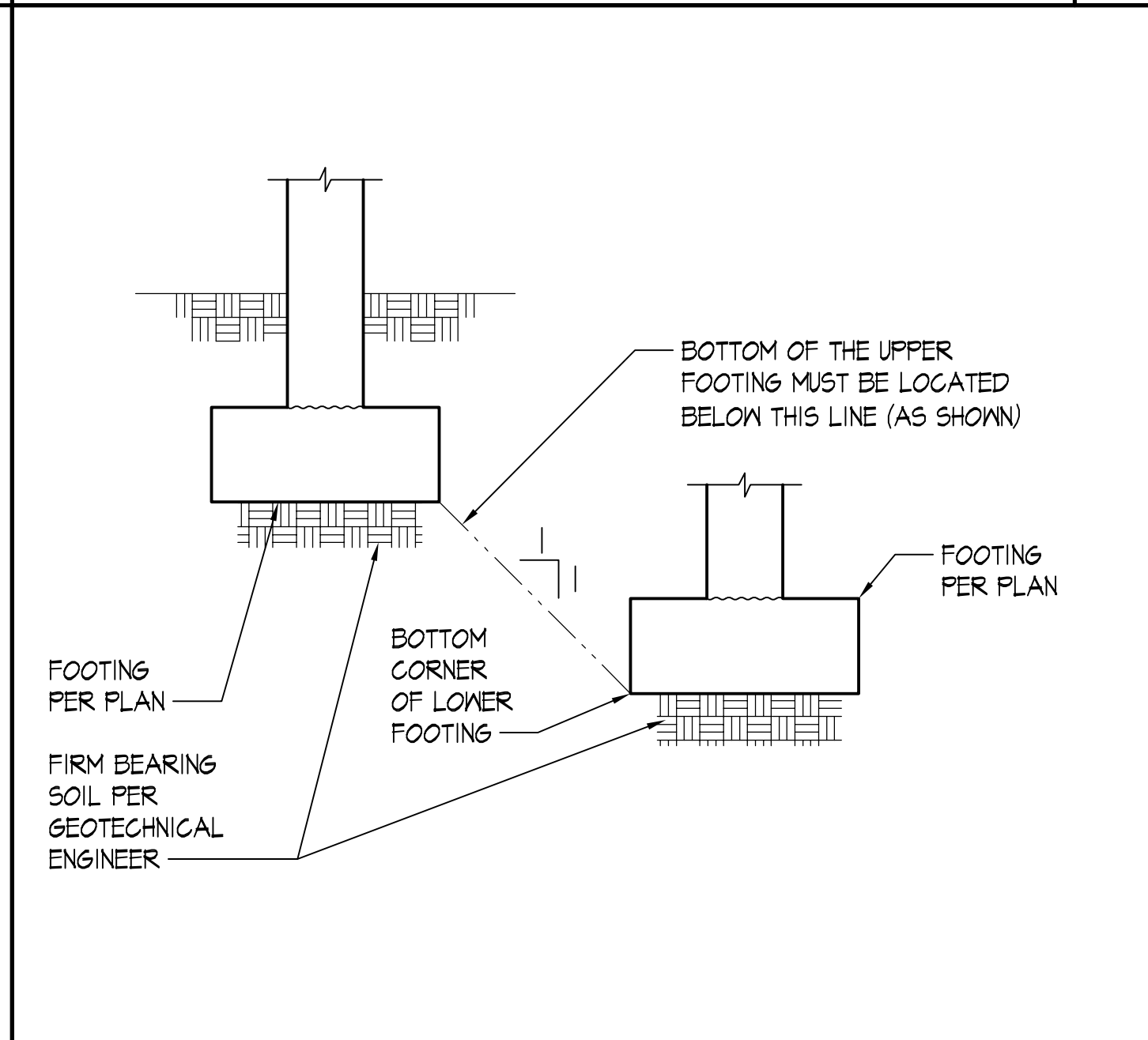
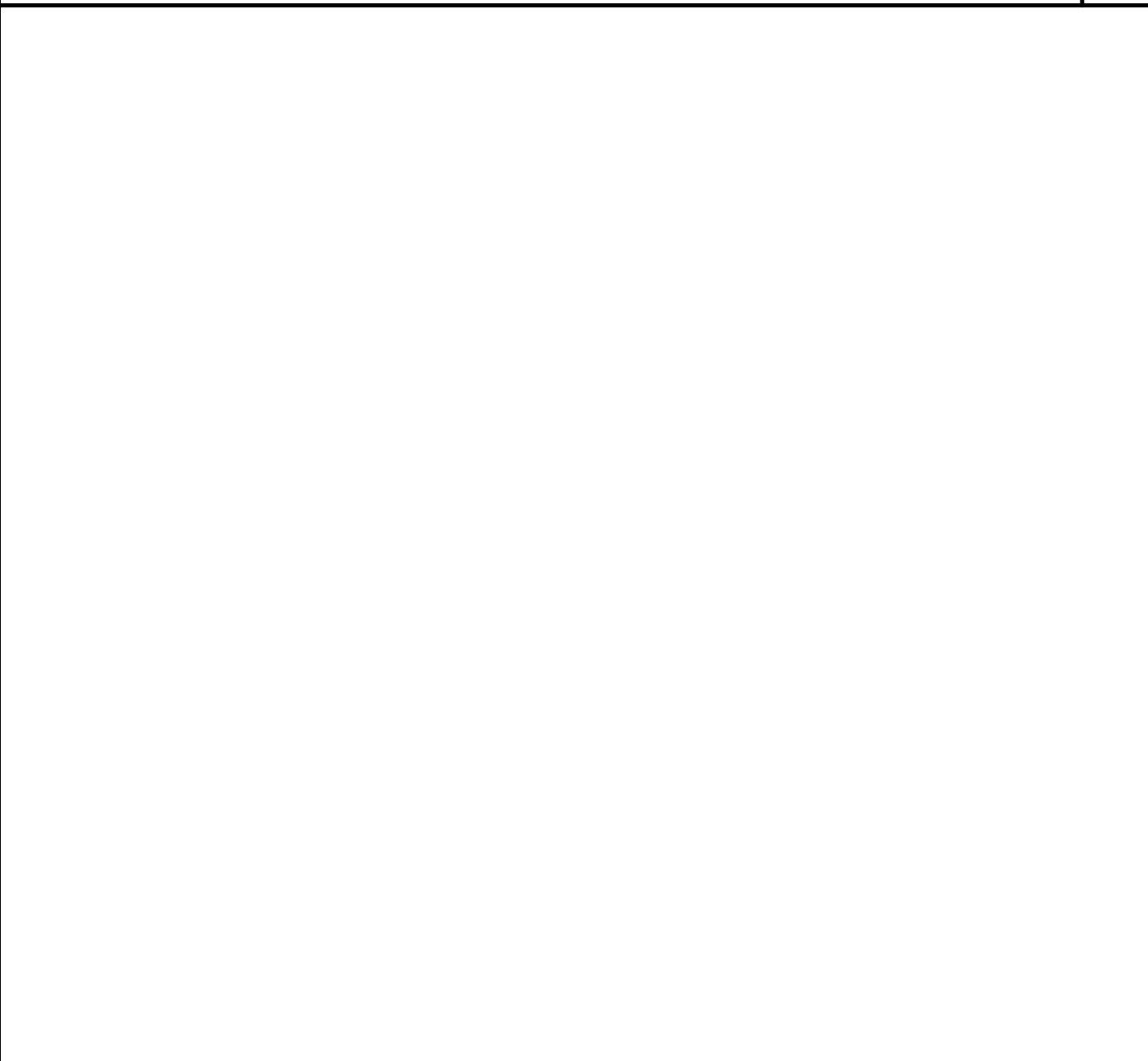


DETAIL SCALE: 1\"/>

5 TYPICAL EXTERIOR WOOD STAIR FOUNDATION SCALE: NONE 6

TOP OF BASEMENT WALL WITH I-JOISTS PERPENDICULAR AND GLULAM PURLINS PARALLEL SCALE: NONE 7

TOP OF BASEMENT WALL WITH I-JOISTS AND GLULAM PURLINS PERPENDICULAR SCALE: NONE 8



DETAIL SCALE: NONE 9

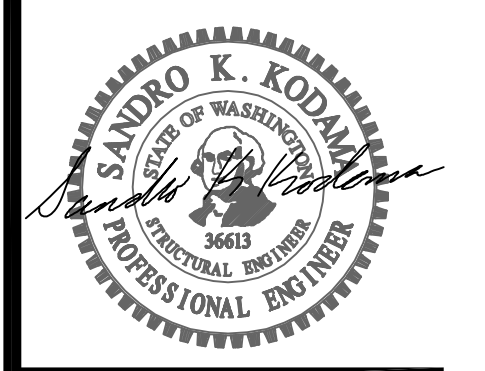
DETAIL SCALE: NONE 10

DETAIL SCALE: NONE 11

DETAIL SCALE: NONE 12

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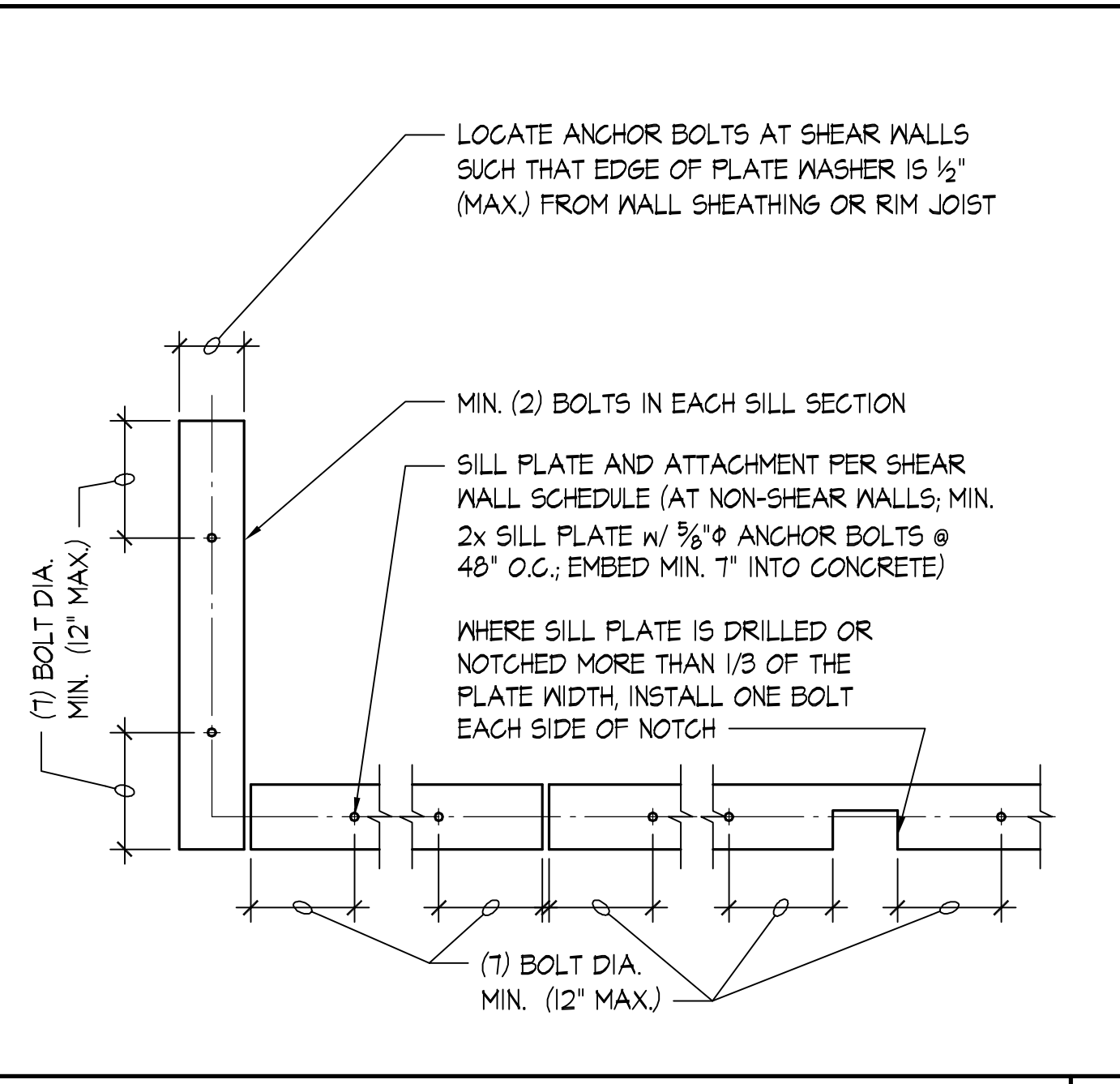
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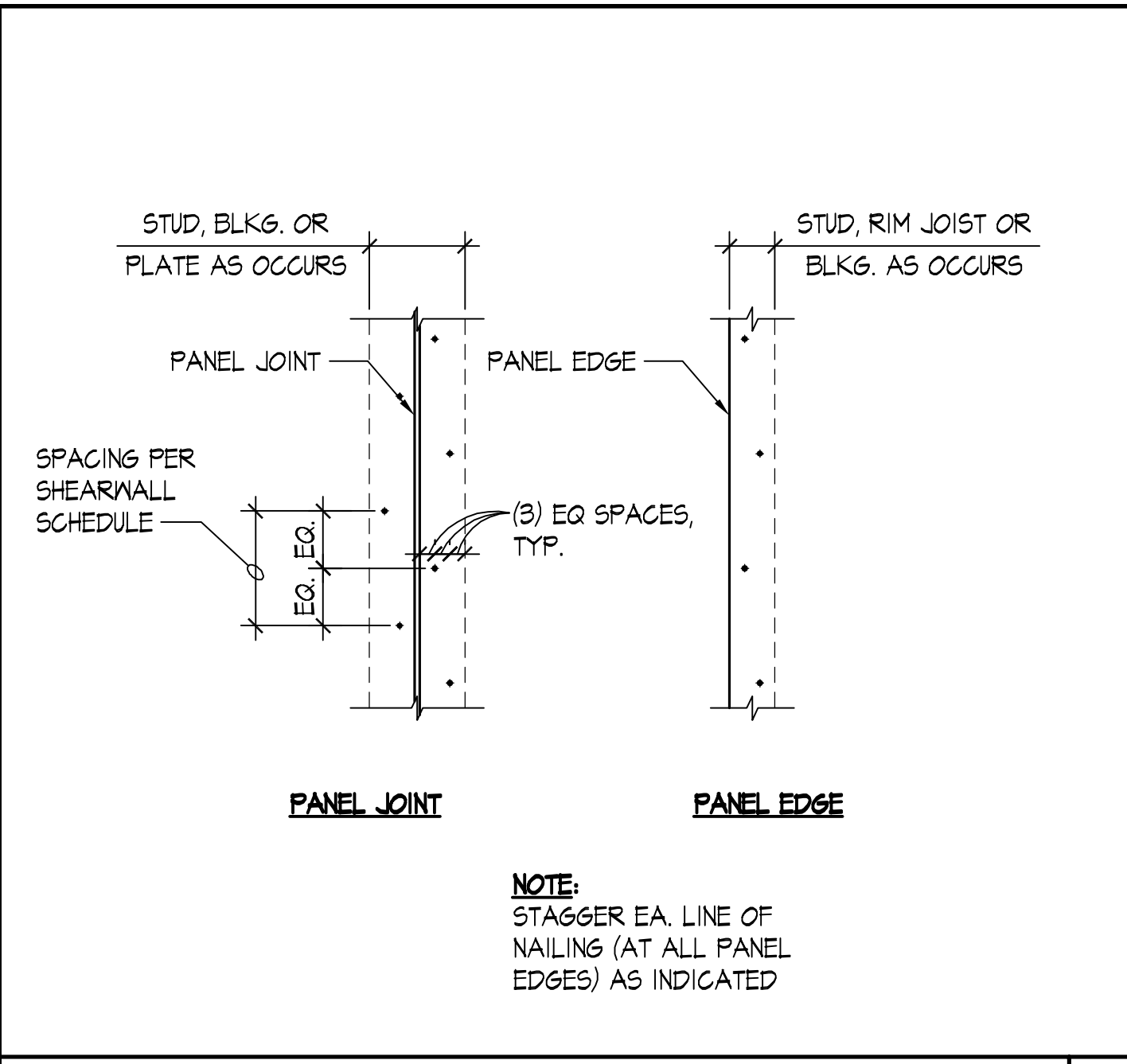
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DETAILS

SHEET: S3.2



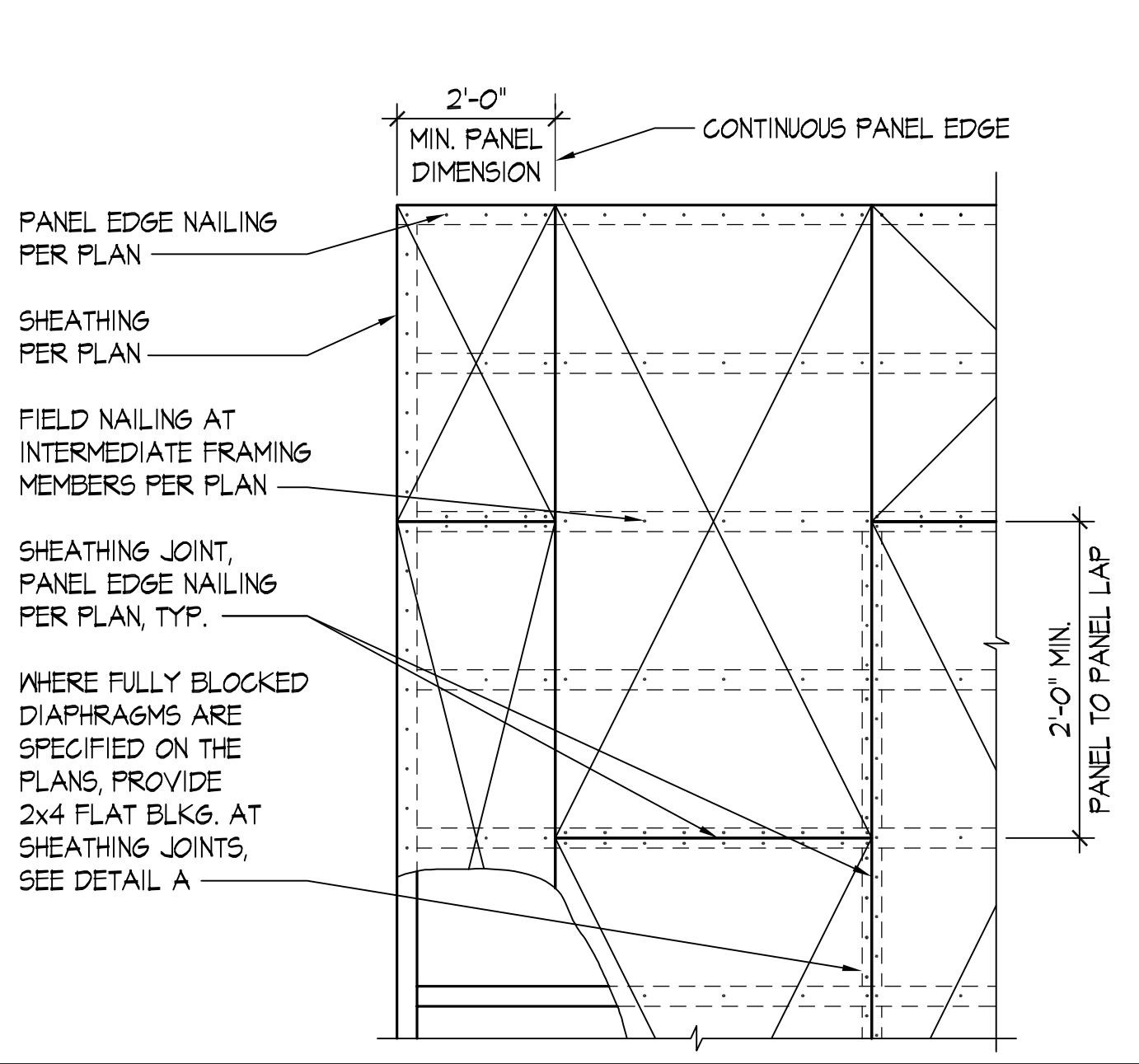
TYPICAL SILL PLATE BOLTING - PLAN VIEW SCALE: NONE



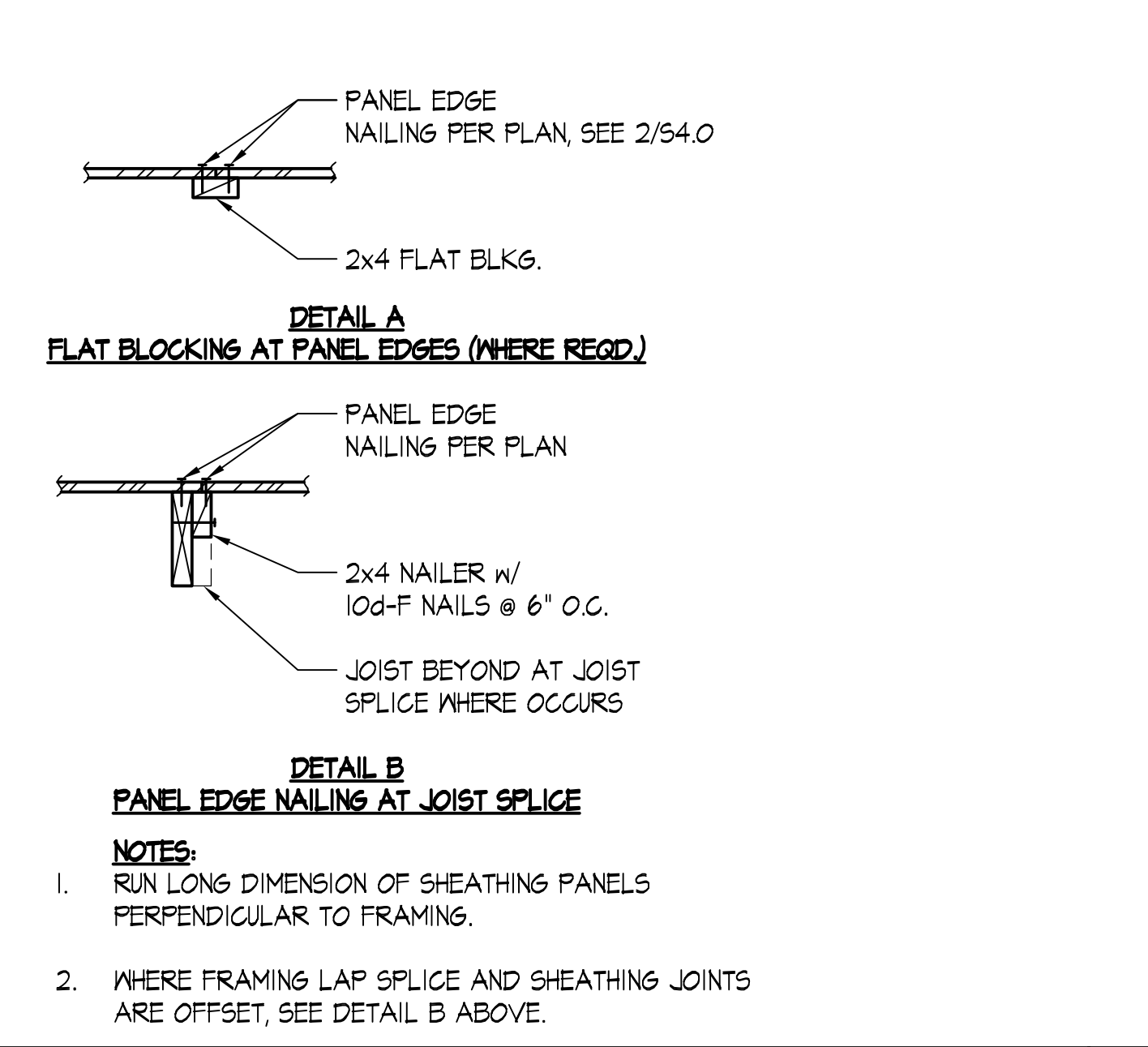
TYPICAL STAGGERED NAILING SCALE: NONE 2

SHEAR WALL TYPE	SHEAR WALL SHEATHING ①	PANEL EDGE FRAMING ② ⑦	PANEL EDGE NAILING ③	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT		
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW ④ ⑤		RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE ⑥	
						3x PLATE	2x PLATE	INTERIOR WALL
SM-6	7/16" APA ONE-SIDE SHTG.	2x	0.131"φx2 1/2" @ 6" O.C.	0.148"φx3 1/4" @ 6" O.C. ⑨	5/8"φ @ 48" O.C.	5/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SM-4	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 4" O.C. ⑧	0.148"φx3 1/4" @ 4" O.C. ⑨	5/8"φ @ 48" O.C.	5/8"φ @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SM-3	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 3" O.C. ⑧	0.148"φx3 1/4" @ 3" O.C. ⑨	5/8"φ @ 32" O.C.	5/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.

- NOTES:**
- INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
 - ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
 - PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"φ x 2 1/2" @ 12" O.C.
 - EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 1" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
 - PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
 - PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.
 - ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
 - STAGGER NAILS PER 2/54.0.
 - RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.
 - STAGGER ANCHOR BOLTS ON EITHER SIDE OF SILL PLATE AS NOTED ON 1/54.0.

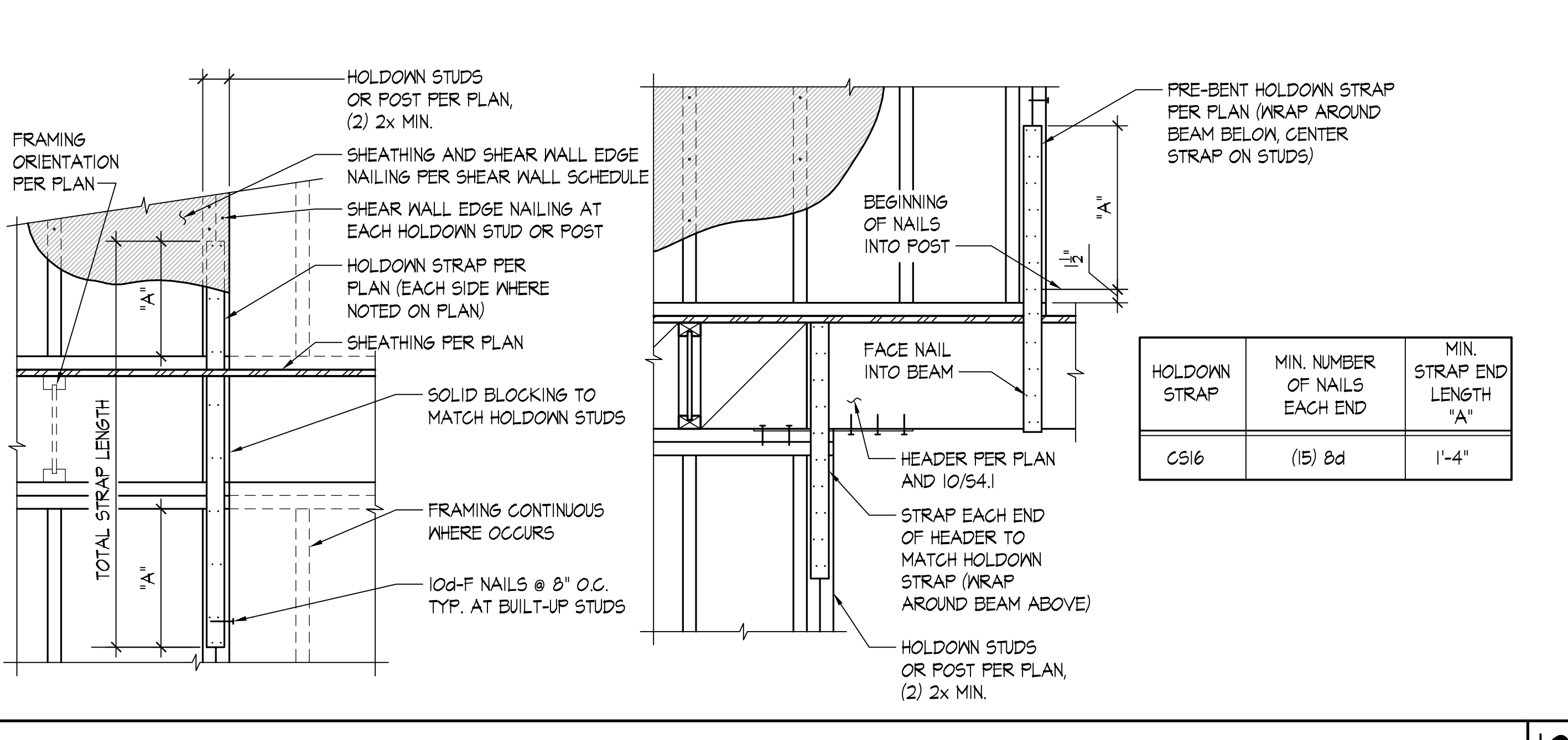


TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE 6

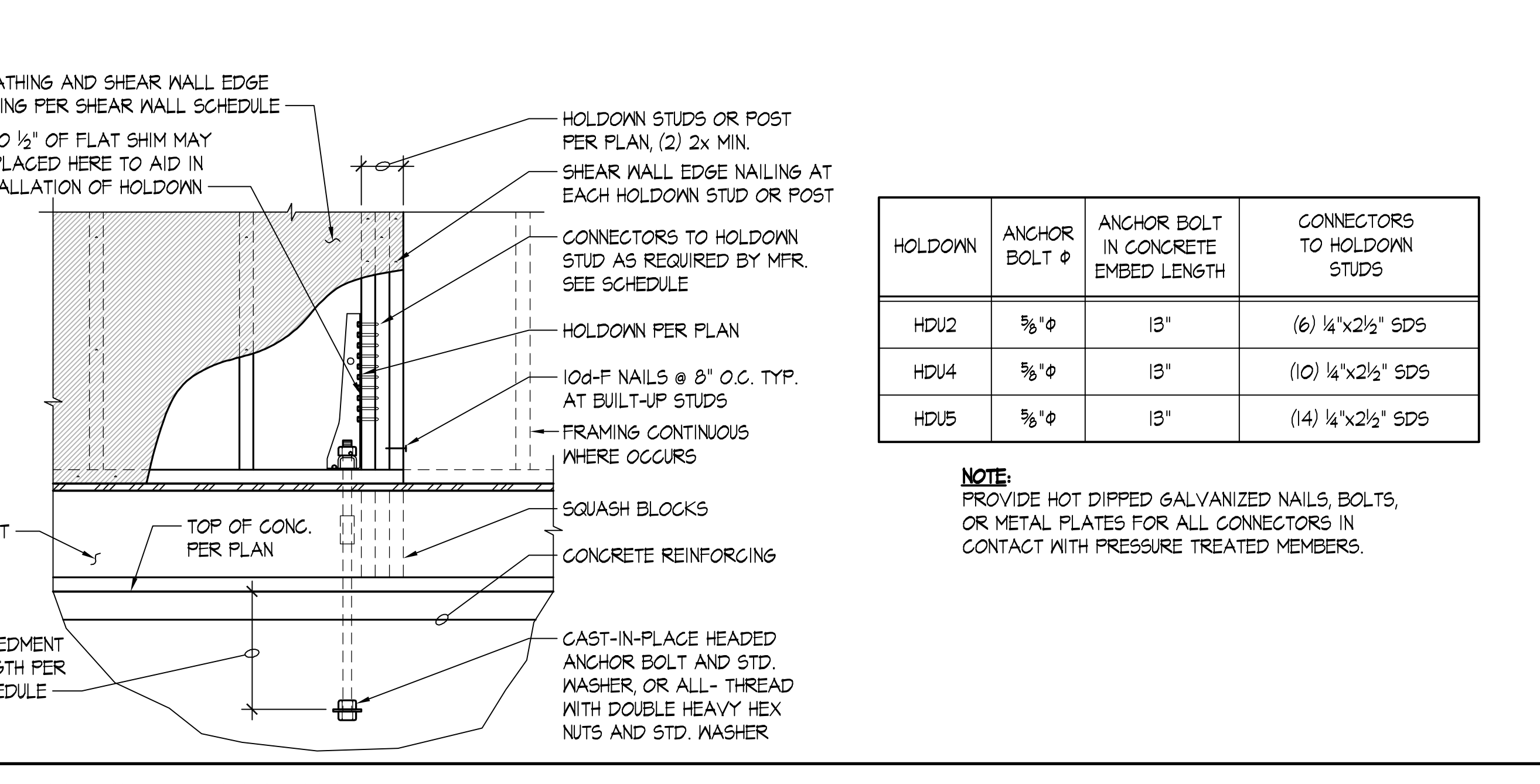


DETAIL B: PANEL EDGE NAILING AT JOIST SPLICE. A cross-sectional diagram showing panel edge nailing at a joist splice. Annotations include: 'PANEL EDGE NAILING PER PLAN', '2x4 NAILER w/ 10d-F NAILS @ 6" O.C.', 'JOIST BEYOND AT JOIST SPLICE WHERE OCCURS'. A note states: 'NOTE: 1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING. 2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.'

SHEAR WALL SCHEDULE - 8d NAILS SCALE: NONE 8



TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP SCALE: NONE 10



TYPICAL HOLDOWN TO CONCRETE AT RIM JOIST SCALE: NONE 12

HOLDOWN	ANCHOR BOLT φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS
HDU2	5/8"φ	13"	(6) 1/4"x2 1/2" SDS
HDU4	5/8"φ	13"	(10) 1/4"x2 1/2" SDS
HDU5	5/8"φ	13"	(14) 1/4"x2 1/2" SDS

NOTE: PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

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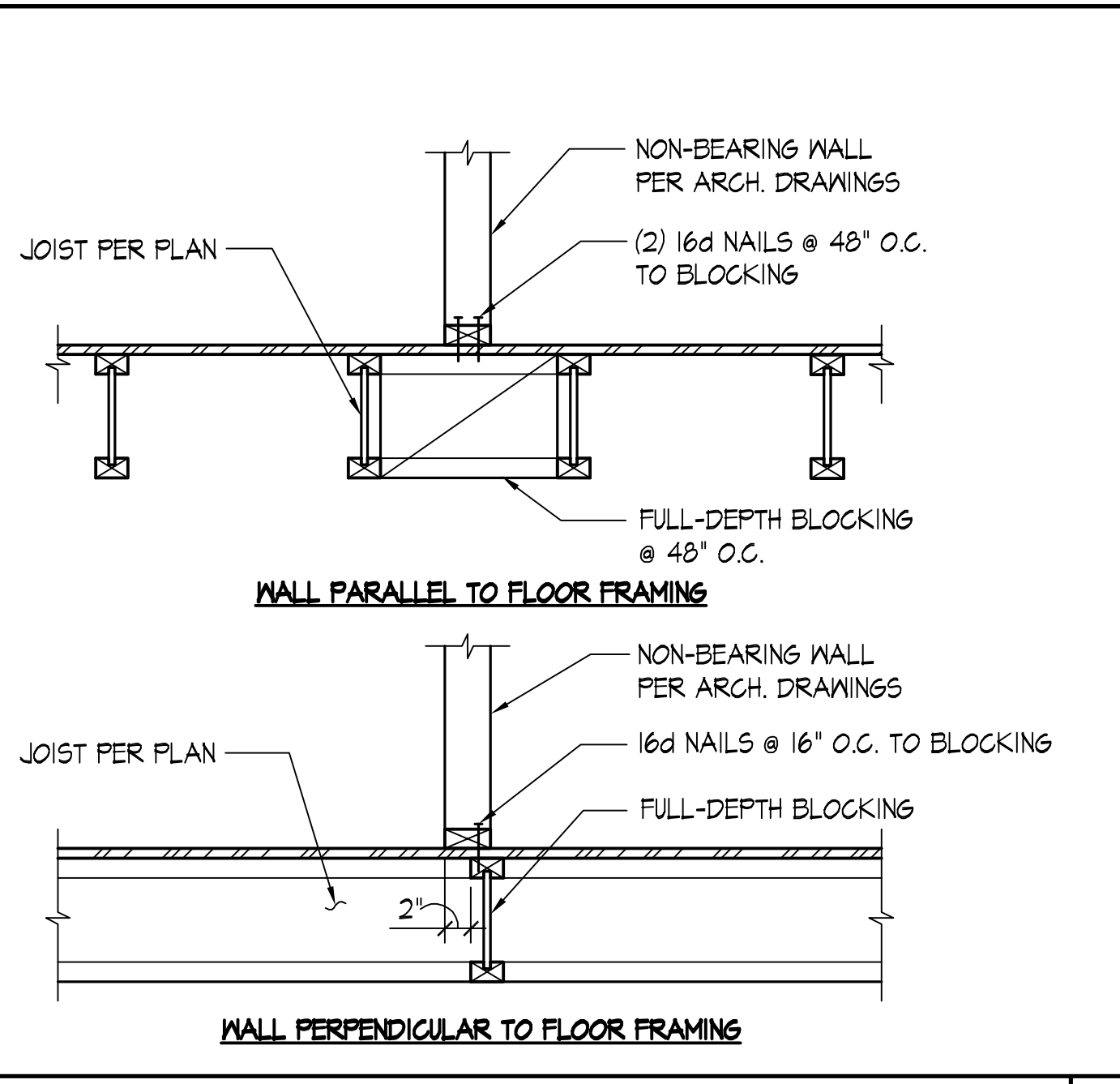
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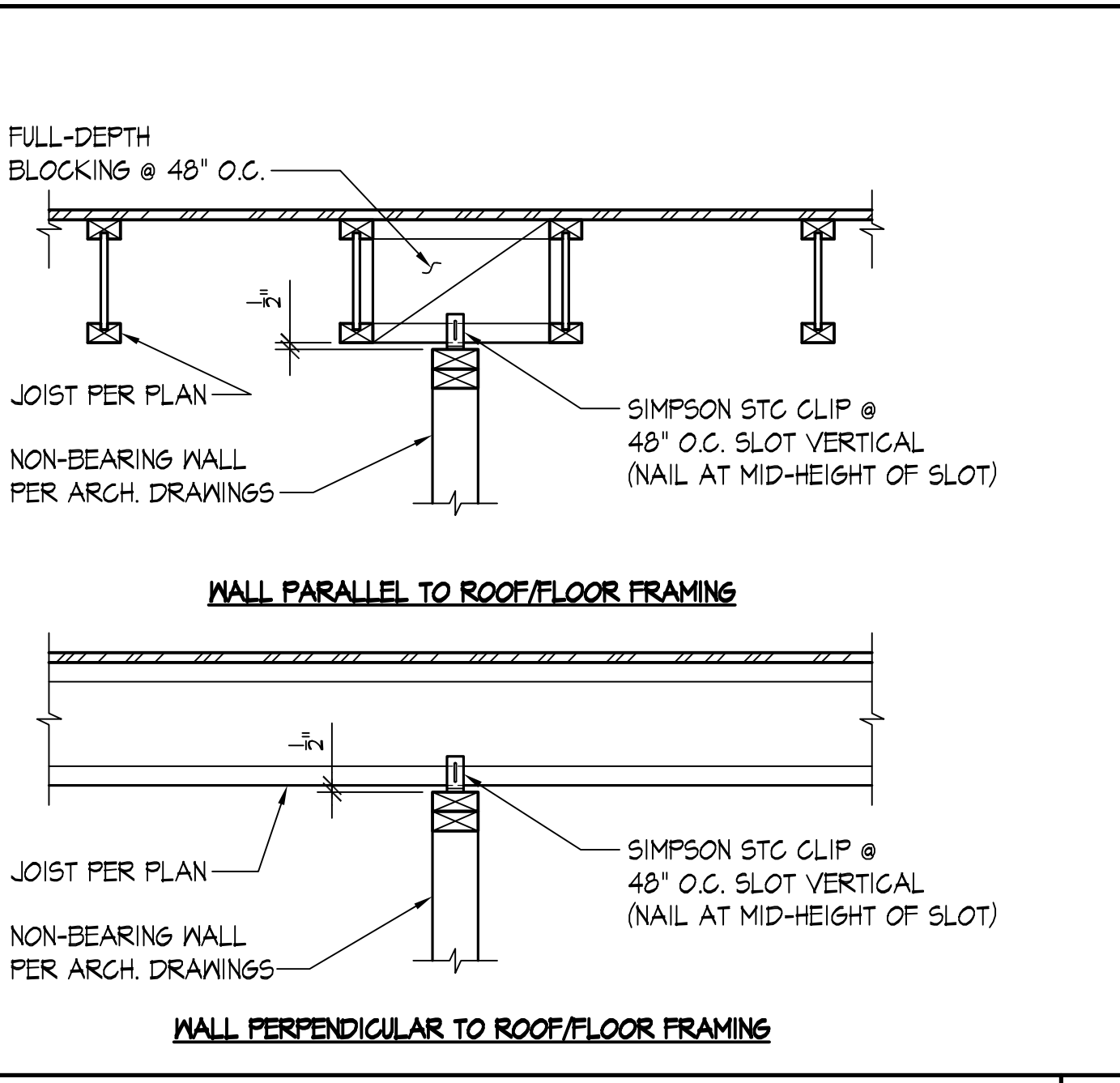
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TYPICAL WOOD DETAILS

SHEET: **S4.0**



TYPICAL NON-STRUCTURAL WALL SUPPORT (BOTTOM) - I-JOIST SCALE: NONE 1

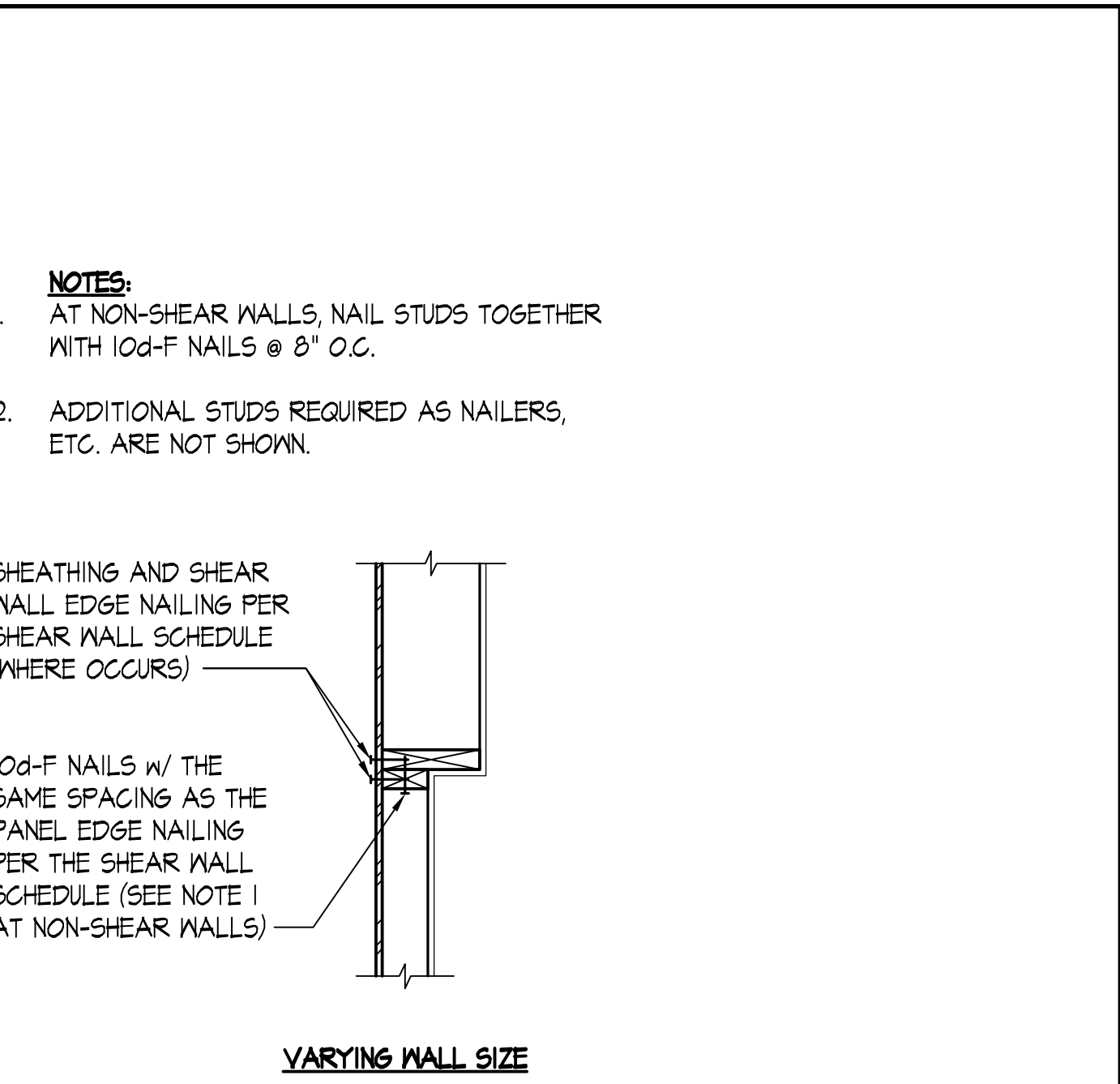


TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - I-JOIST SCALE: NONE 2

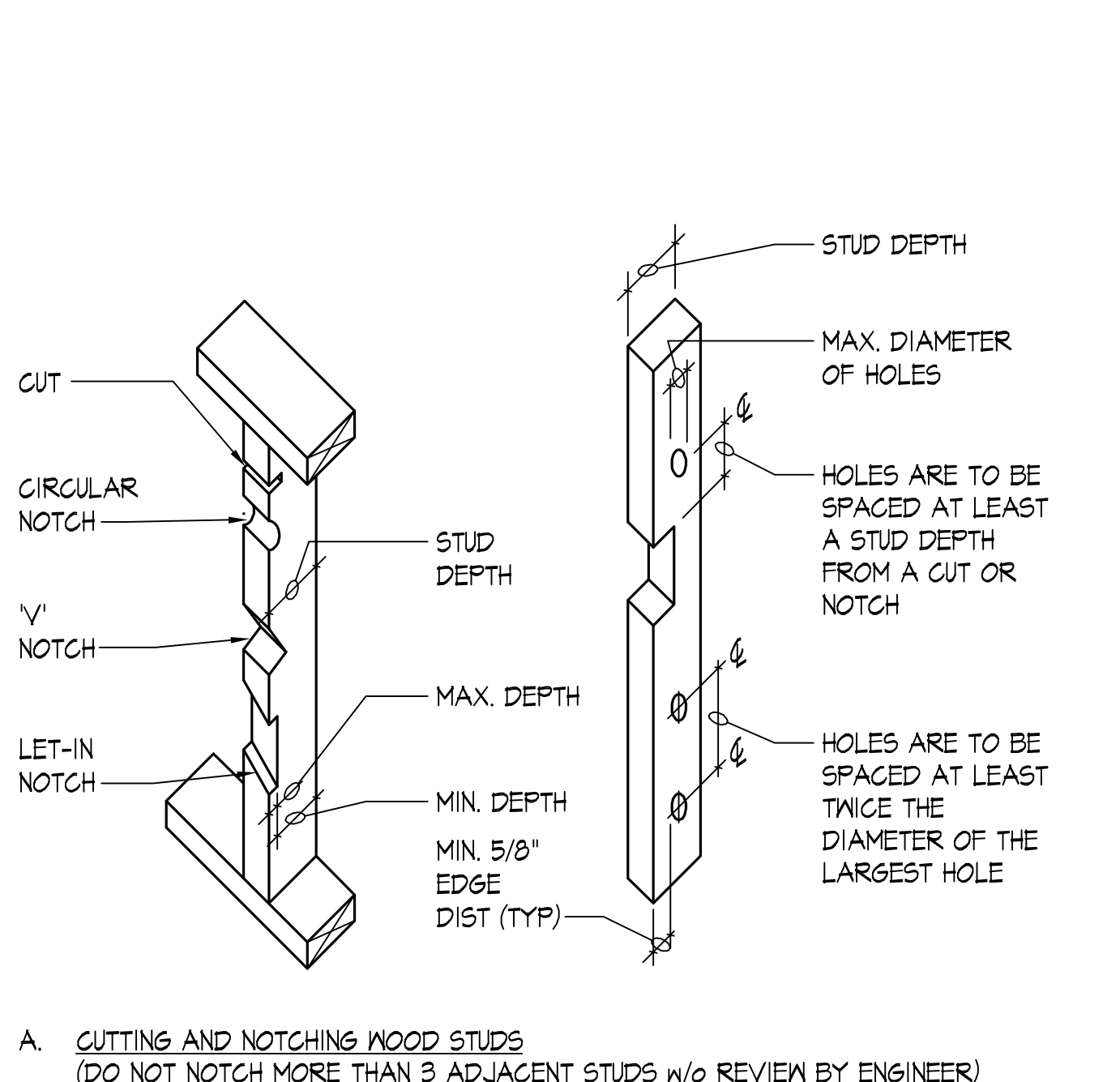
CEILING JOIST SCHEDULE	
SIZE	MAX. SPAN
2x4 @ 24" O.C.	8'-0"
2x4 @ 16" O.C.	9'-2"
2x6 @ 24" O.C.	12'-6"
2x6 @ 16" O.C.	14'-4"
2x8 @ 24" O.C.	16'-6"
2x8 @ 16" O.C.	19'-0"
2x10 @ 24" O.C.	21'-2"
2x10 @ 16" O.C.	24'-3"

NOTES:
 CEILING JOIST TABLE BASED ON HF #2, F_b=850 PSI (REPETITIVE MEMBER USE), F_v = 150 PSI
 E=1.3X10⁶ PSI, DEFL. < L/240
 ATTIC LIVE LOAD = 10.0 PSF
 CEILING DEAD LOAD = 5.0 PSF

CEILING JOIST SCHEDULE SCALE: NONE 3



TYPICAL WALL INTERSECTIONS - RESIDENTIAL SCALE: NONE 8



A. CUTTING AND NOTCHING WOOD STUDS (DO NOT NOTCH MORE THAN 3 ADJACENT STUDS W/O REVIEW BY ENGINEER)

BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

B. HOLES IN WOOD STUDS

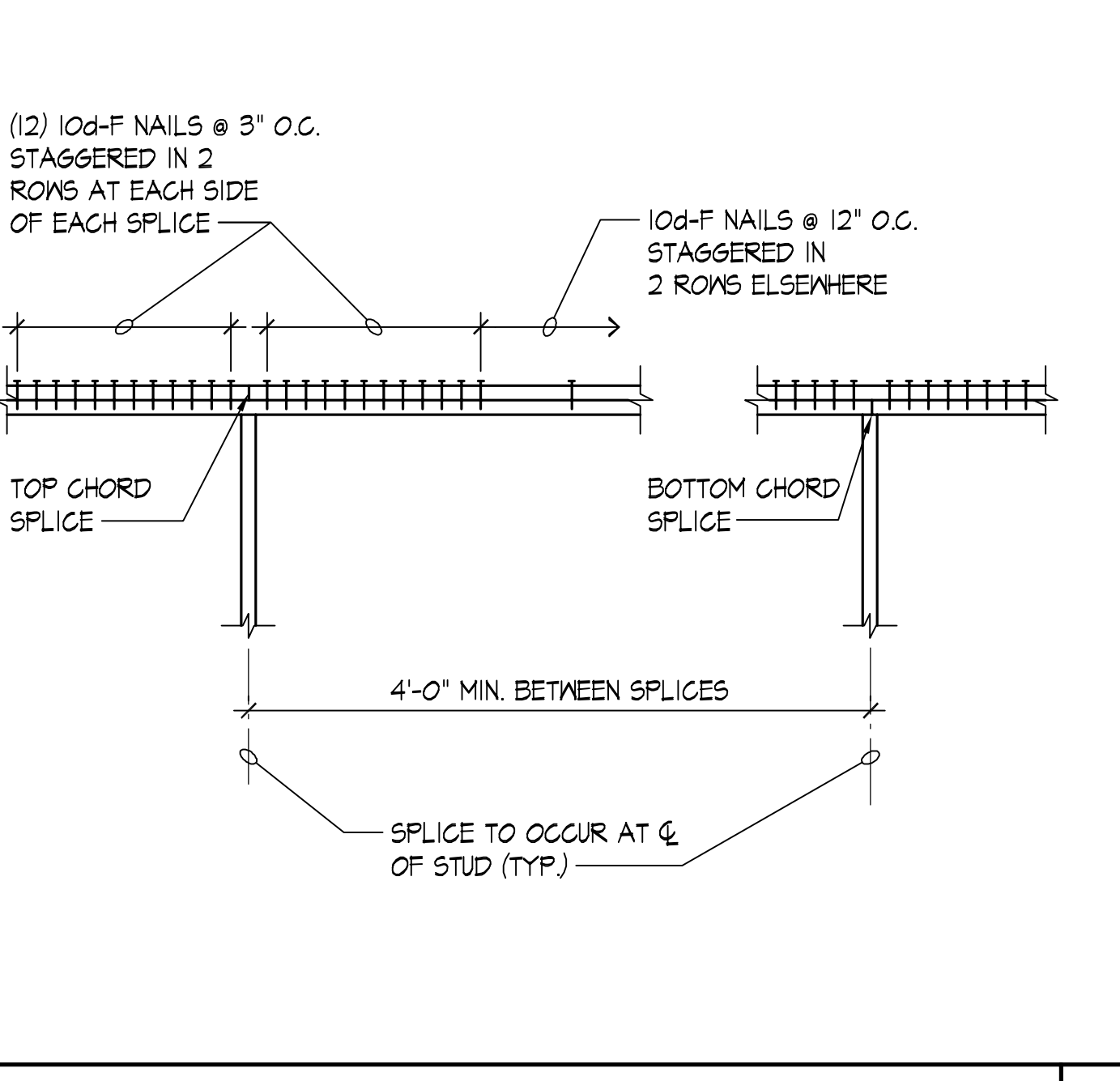
BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

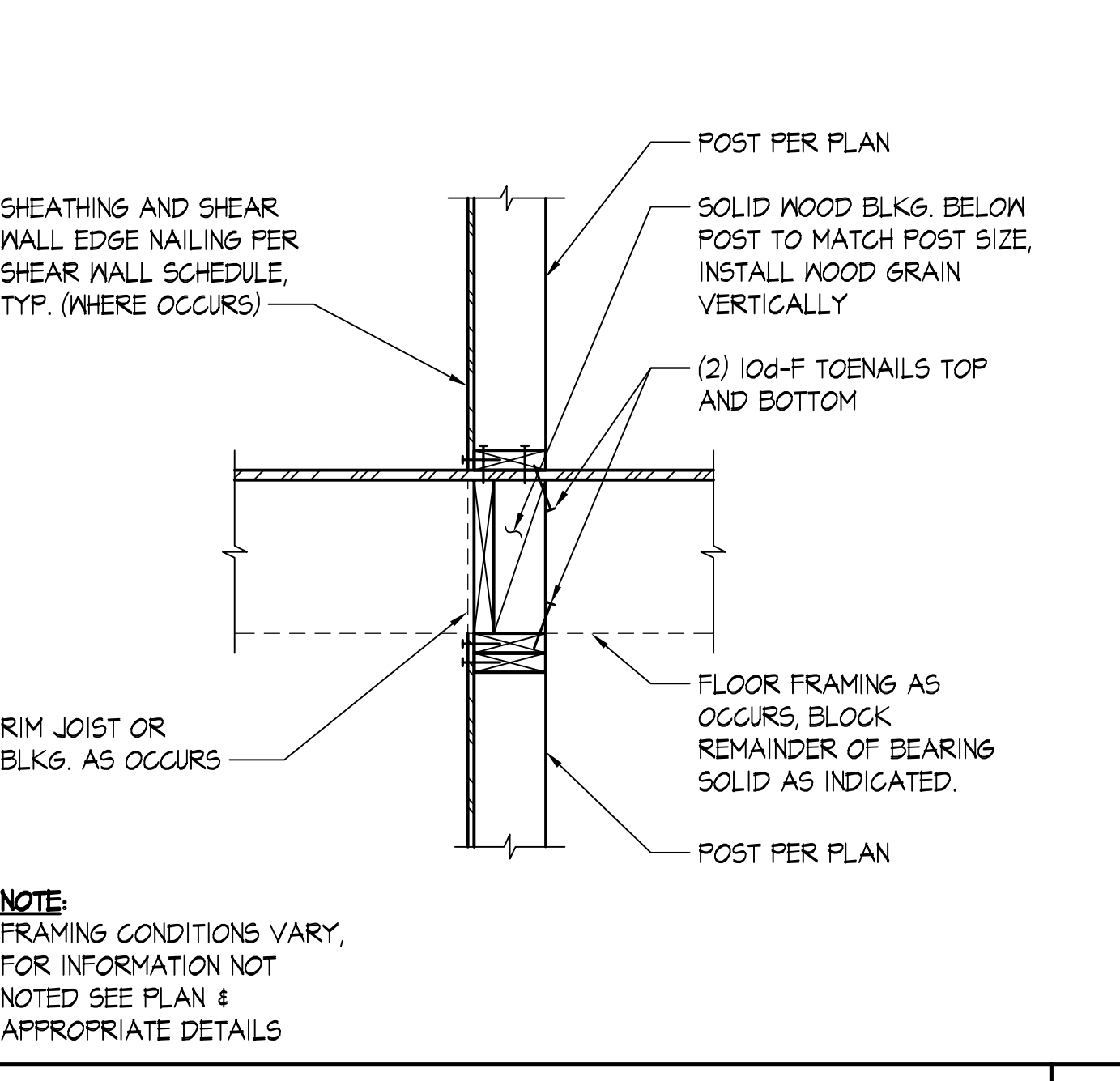
NON-BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"

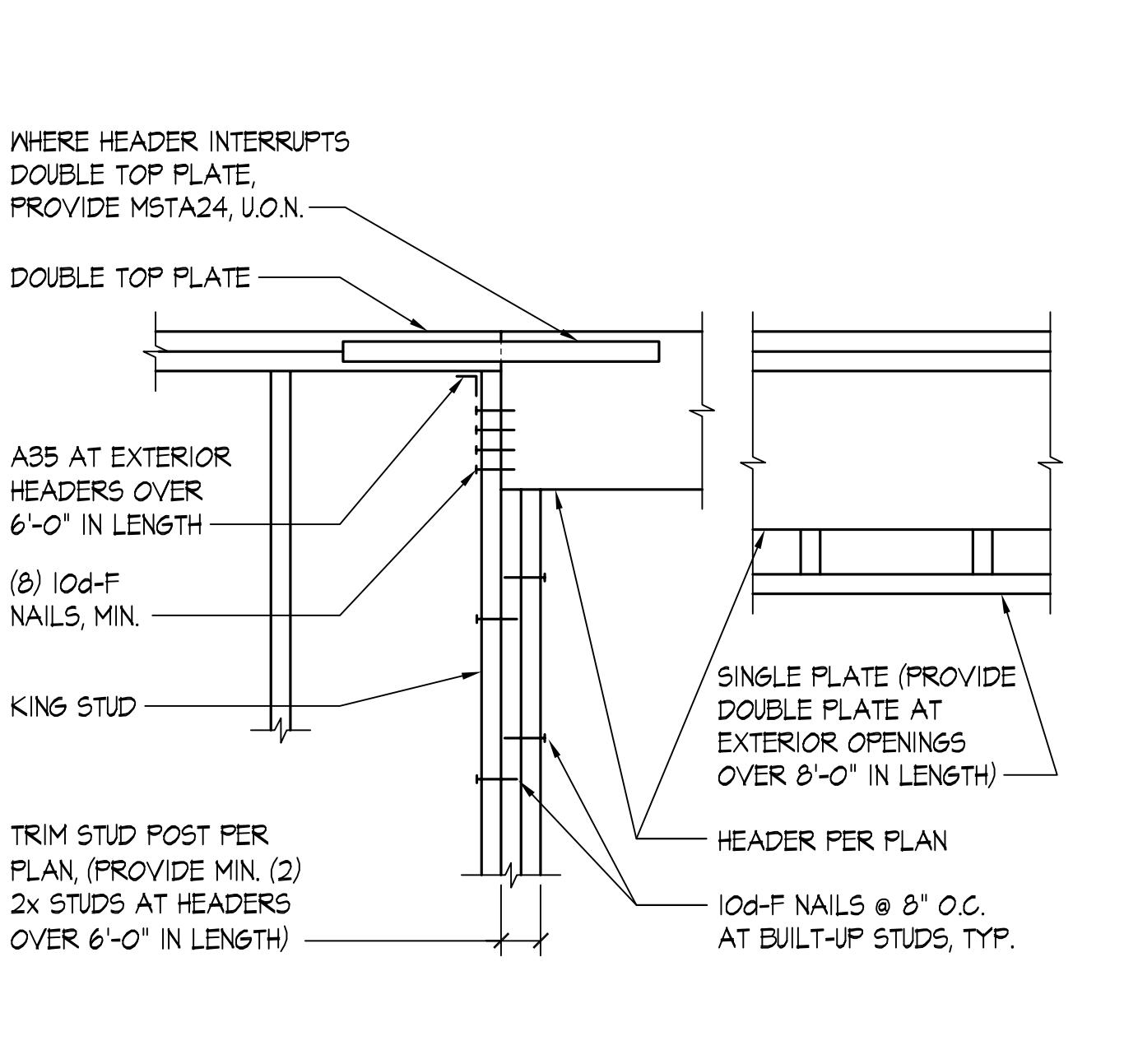
TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE 9



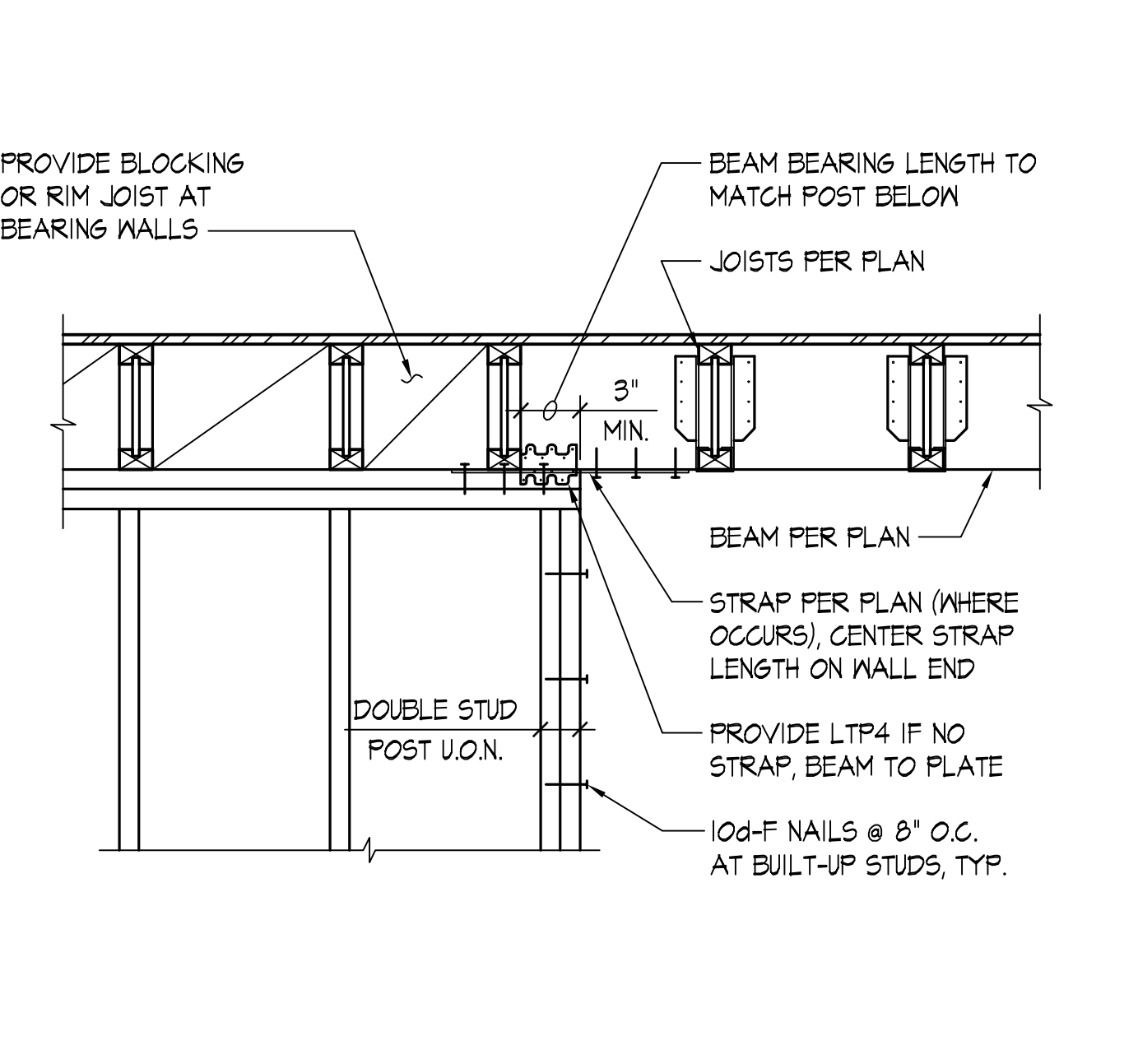
TYPICAL TOP PLATE SPLICE SCALE: NONE 6



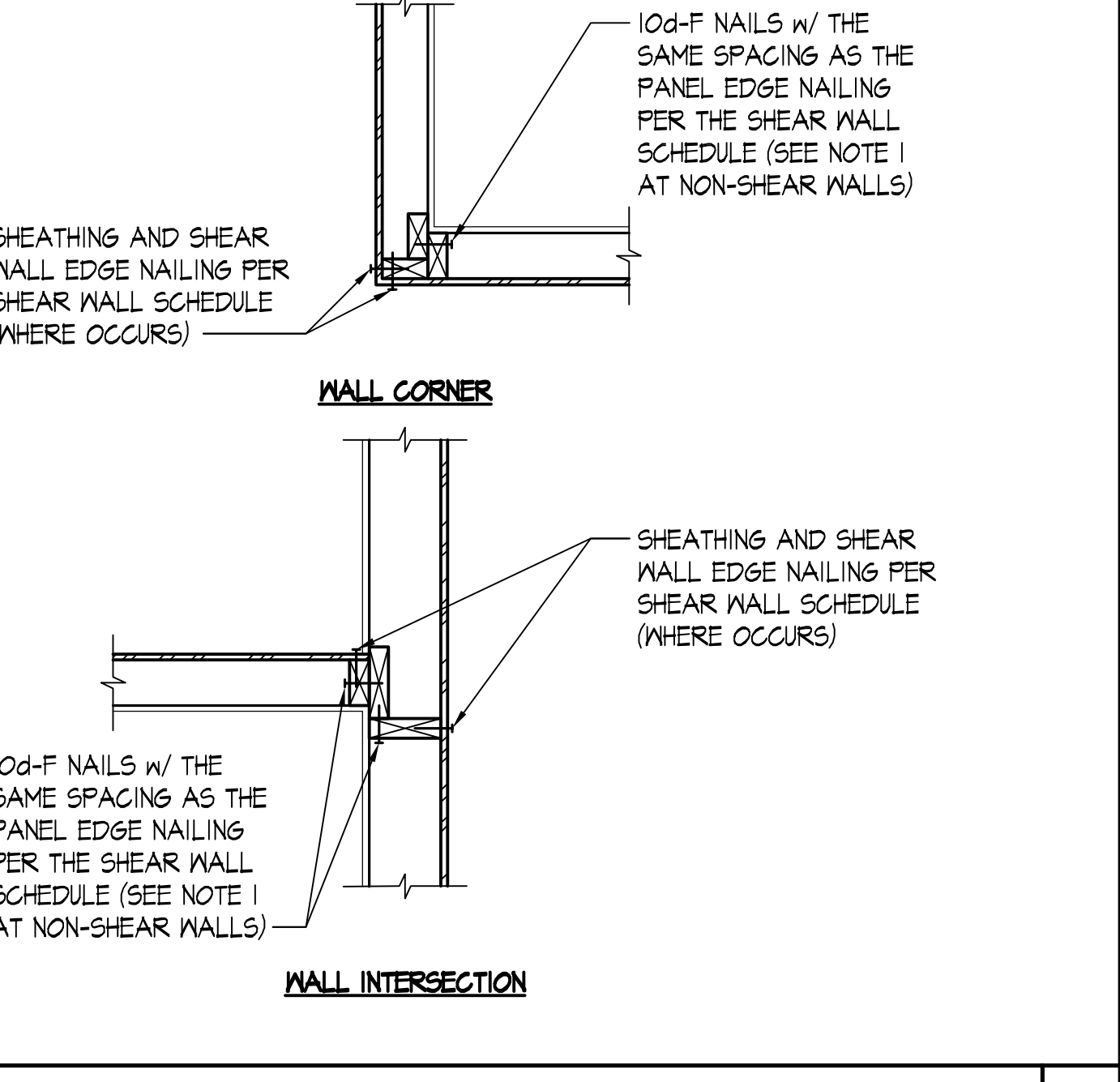
TYPICAL POST AT FLOOR SCALE: NONE 7



TYPICAL HEADER SCALE: NONE 10

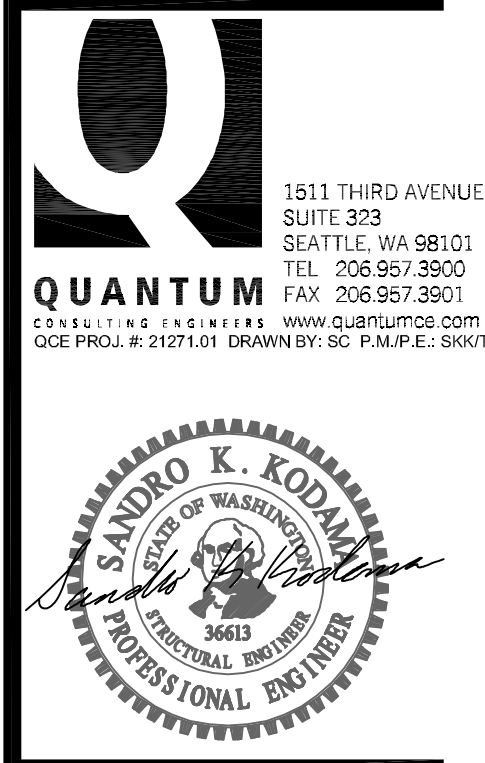


TYPICAL FLUSH BEAM SCALE: NONE 11



TYPICAL STAIR STRINGER SCALE: NONE 12

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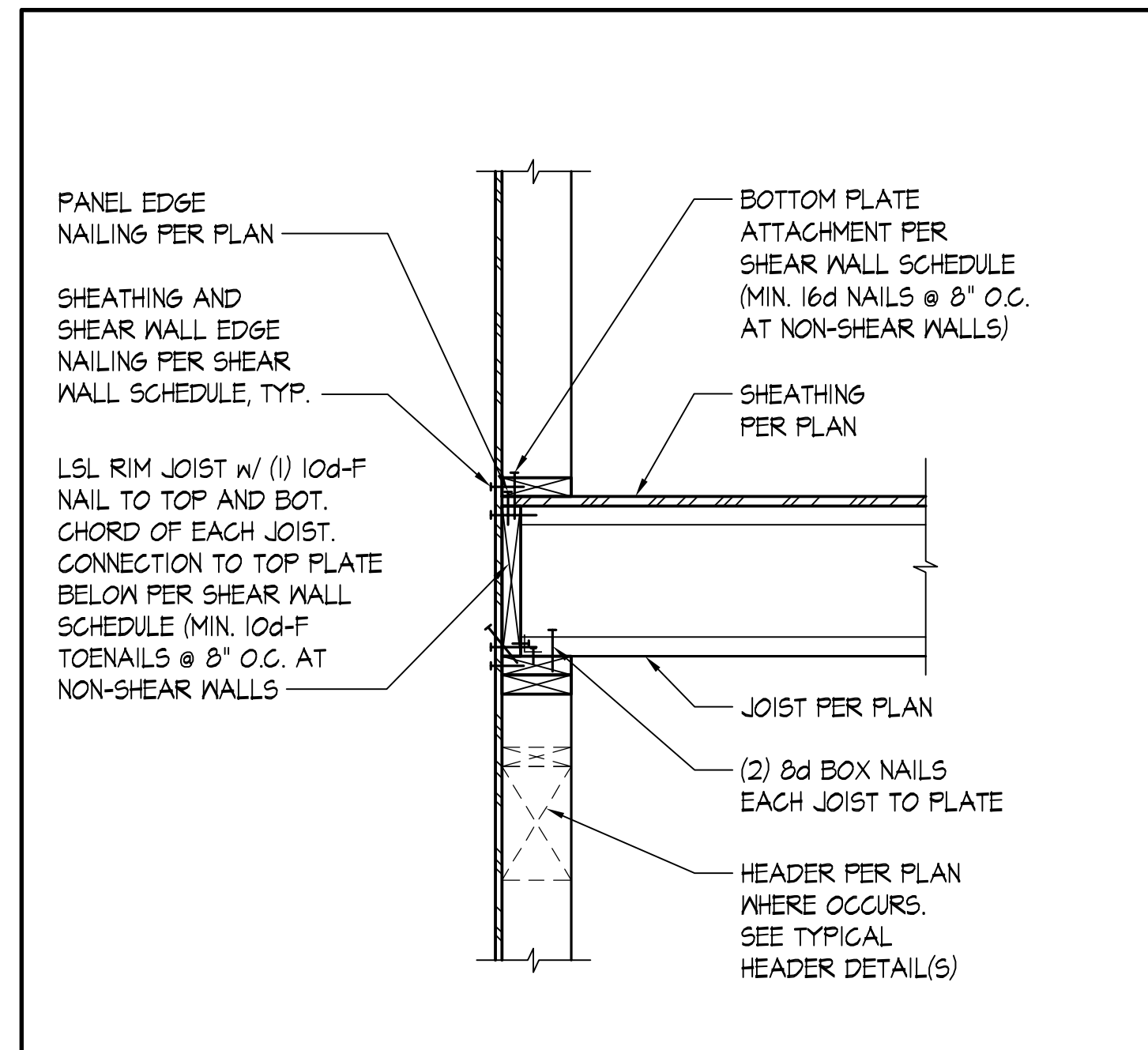
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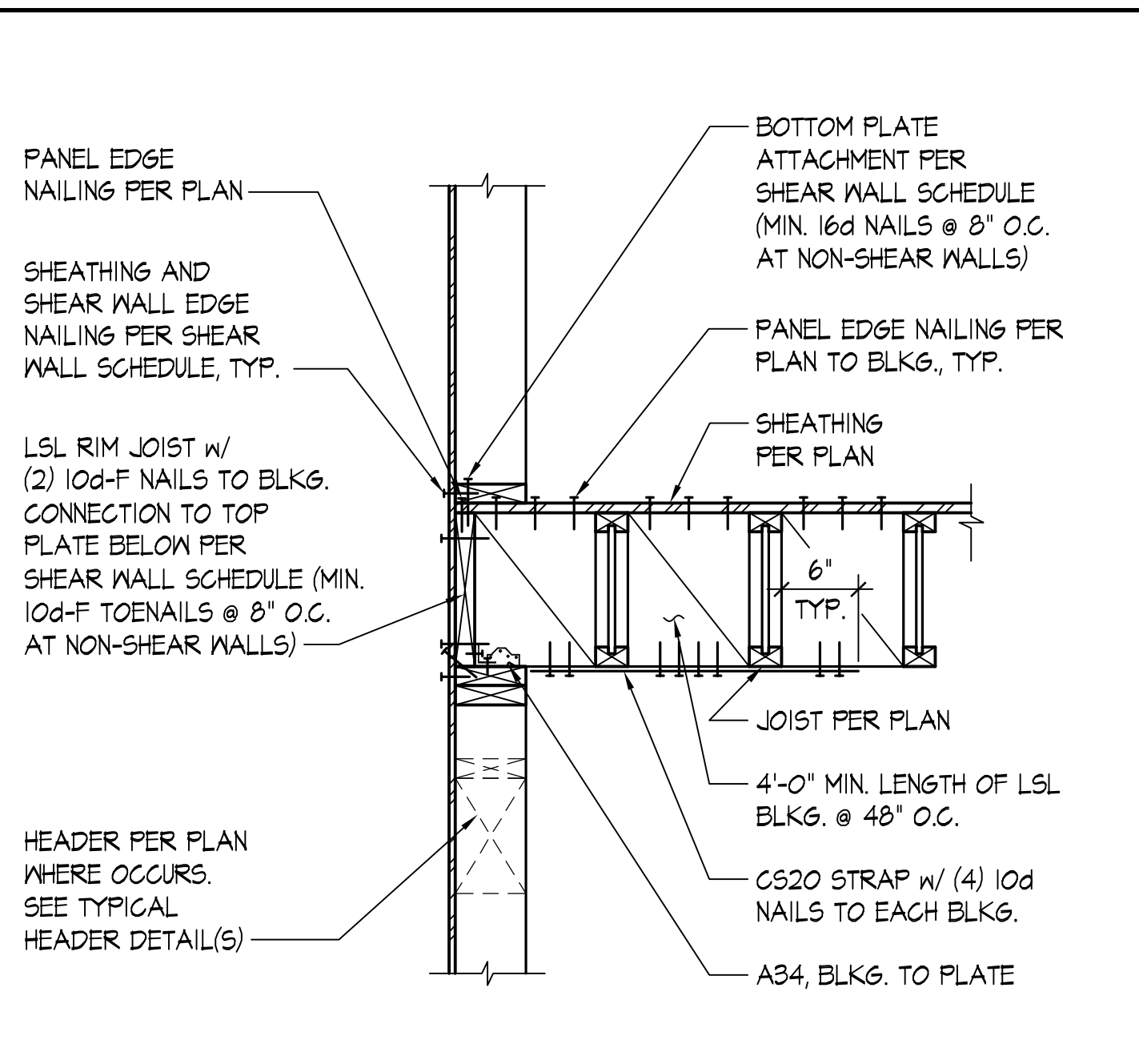
TYPICAL WOOD DETAILS

SHEET: S4.1

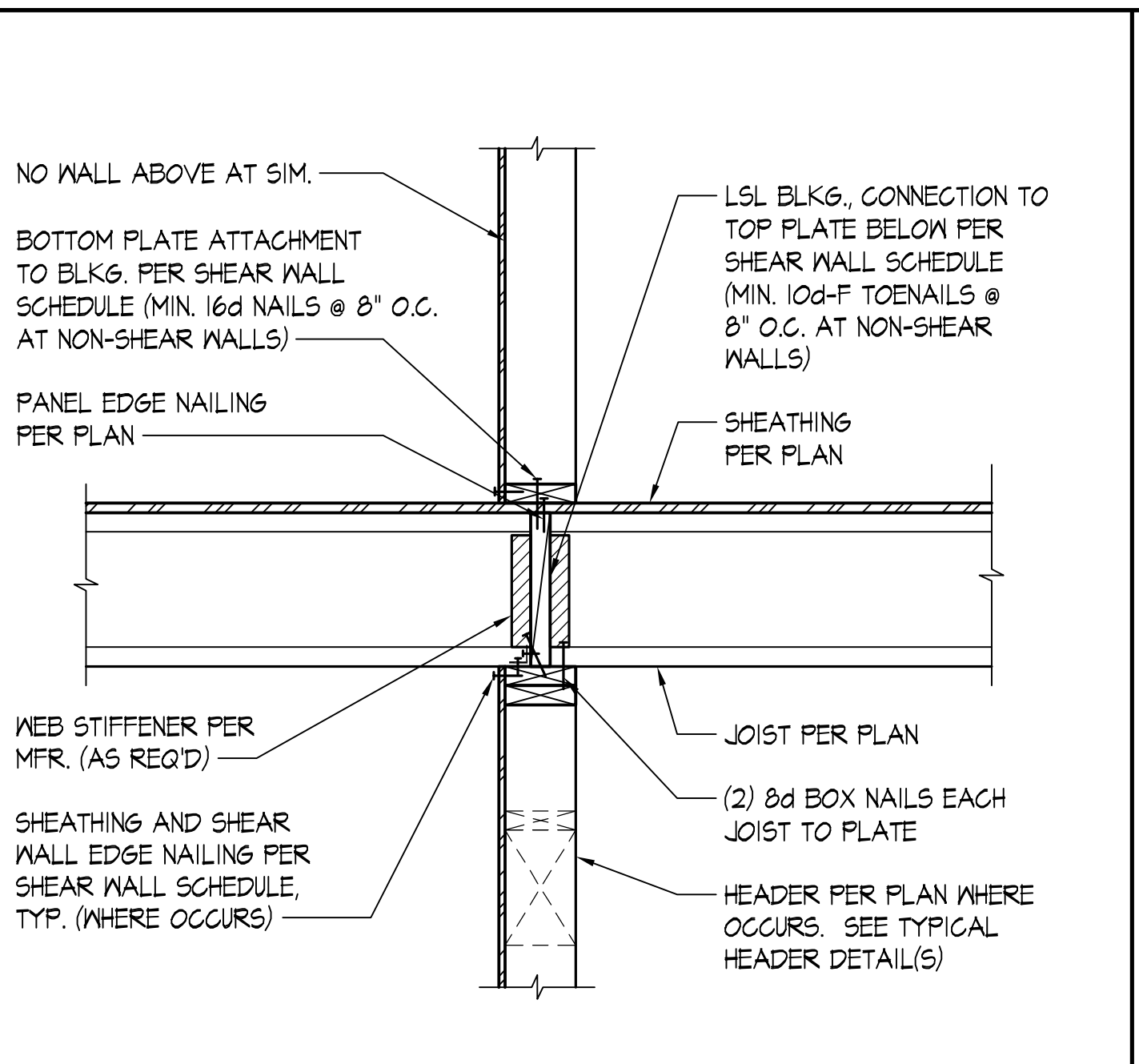
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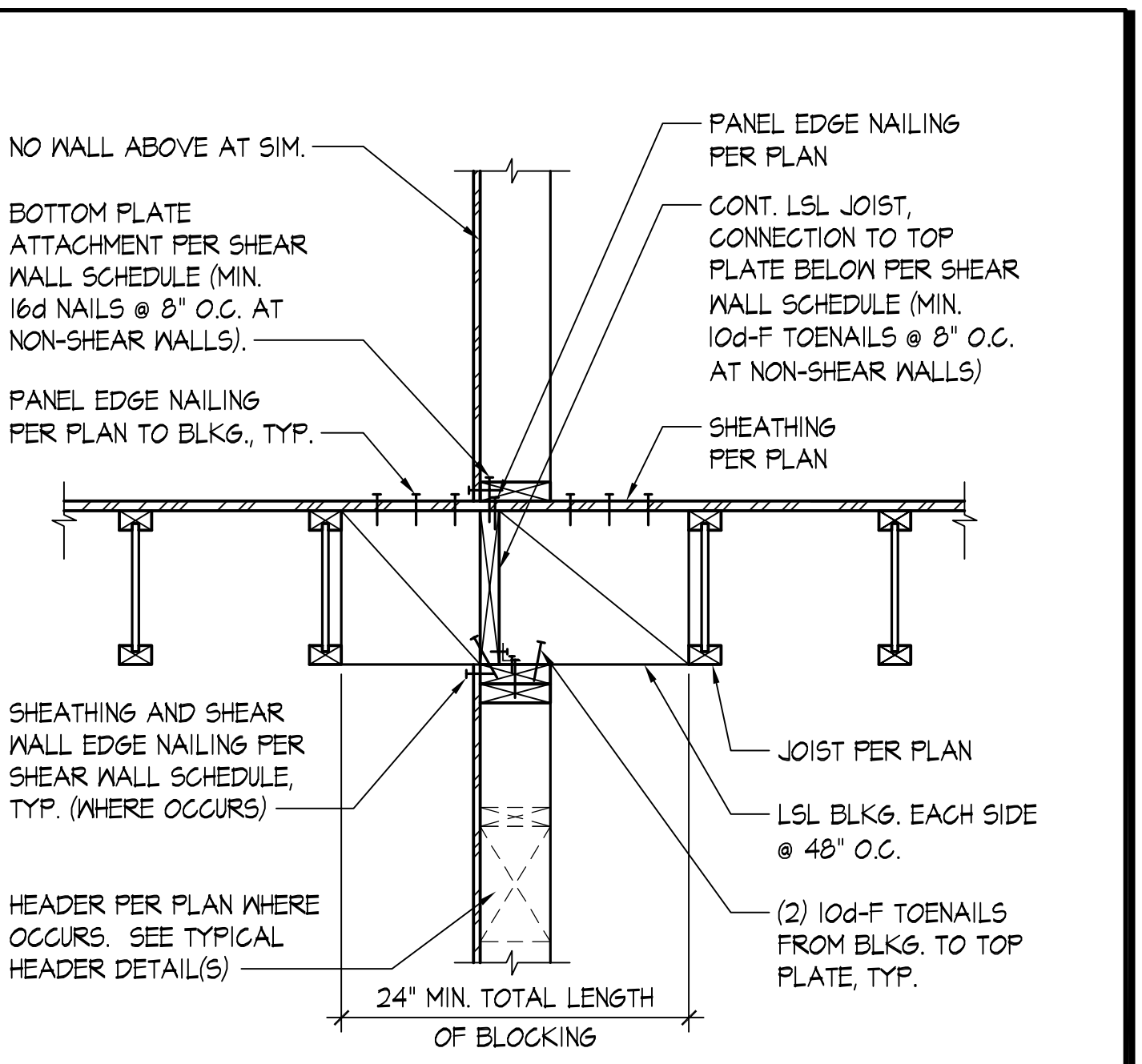
TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE 1



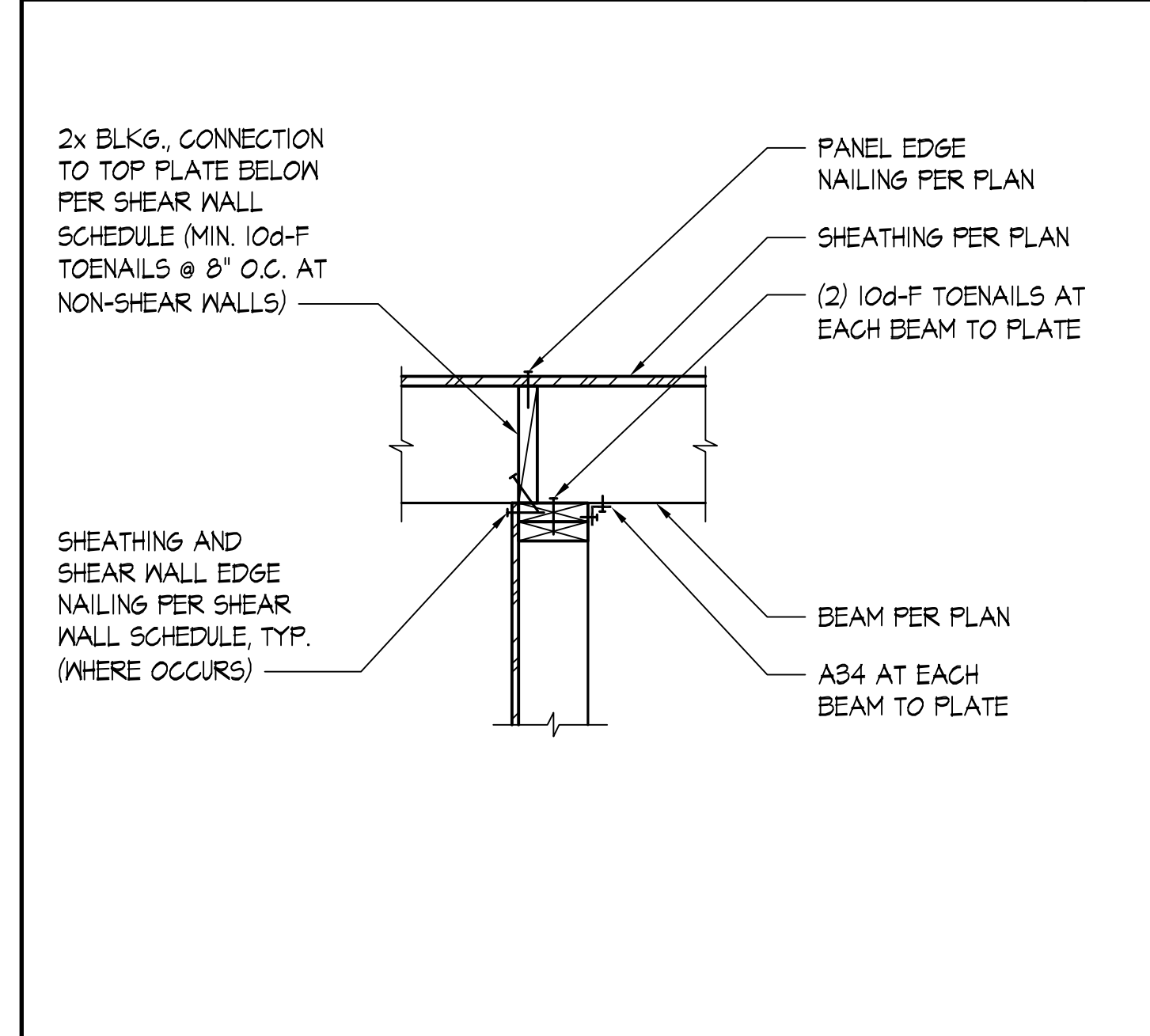
TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE 2



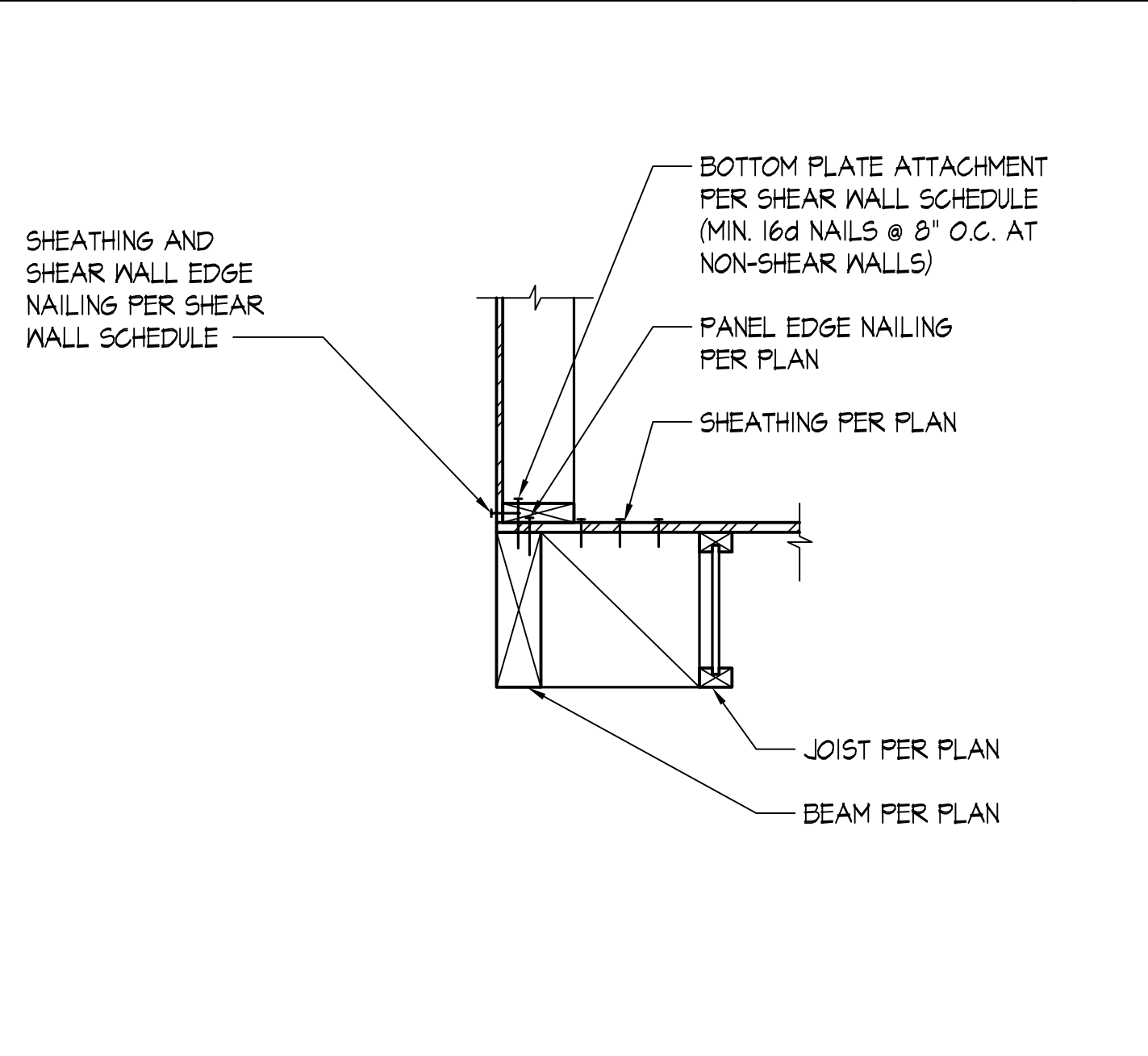
TYPICAL INTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE 3



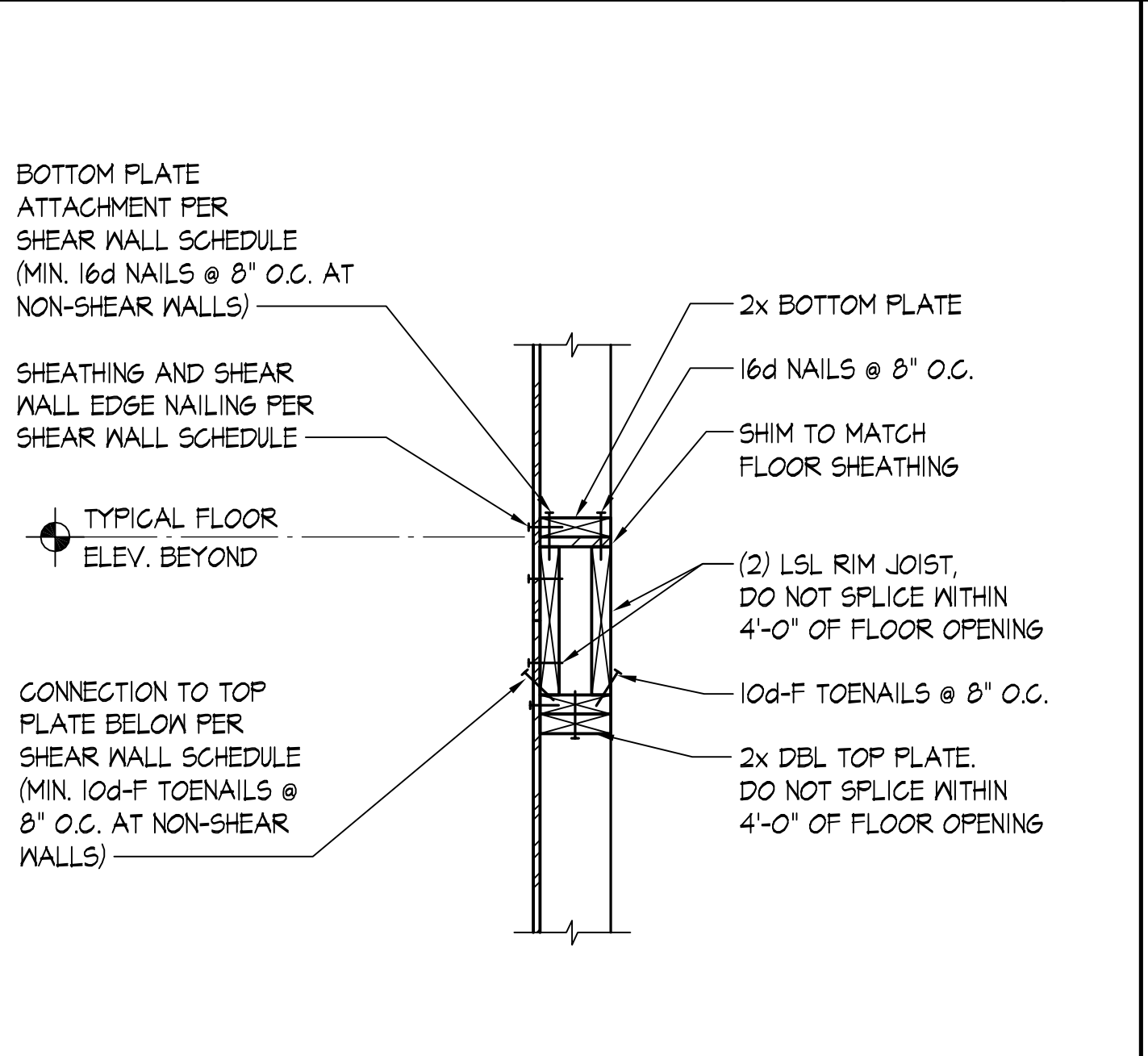
TYPICAL INTERIOR WALL - I-JOIST PARALLEL SCALE: NONE 4



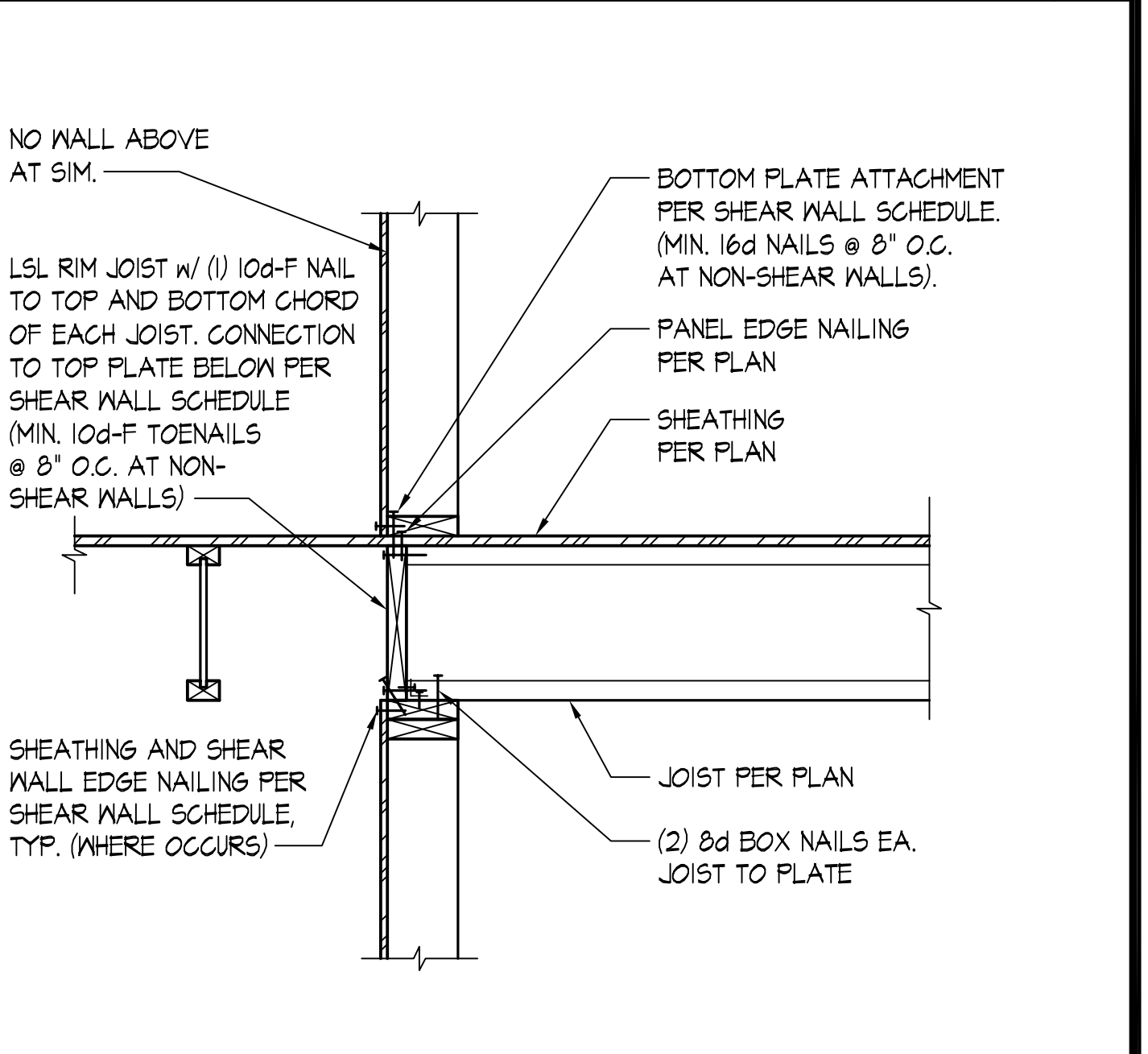
GULLAM JOISTS ON THE STRUCTURAL WALL SCALE: NONE 5



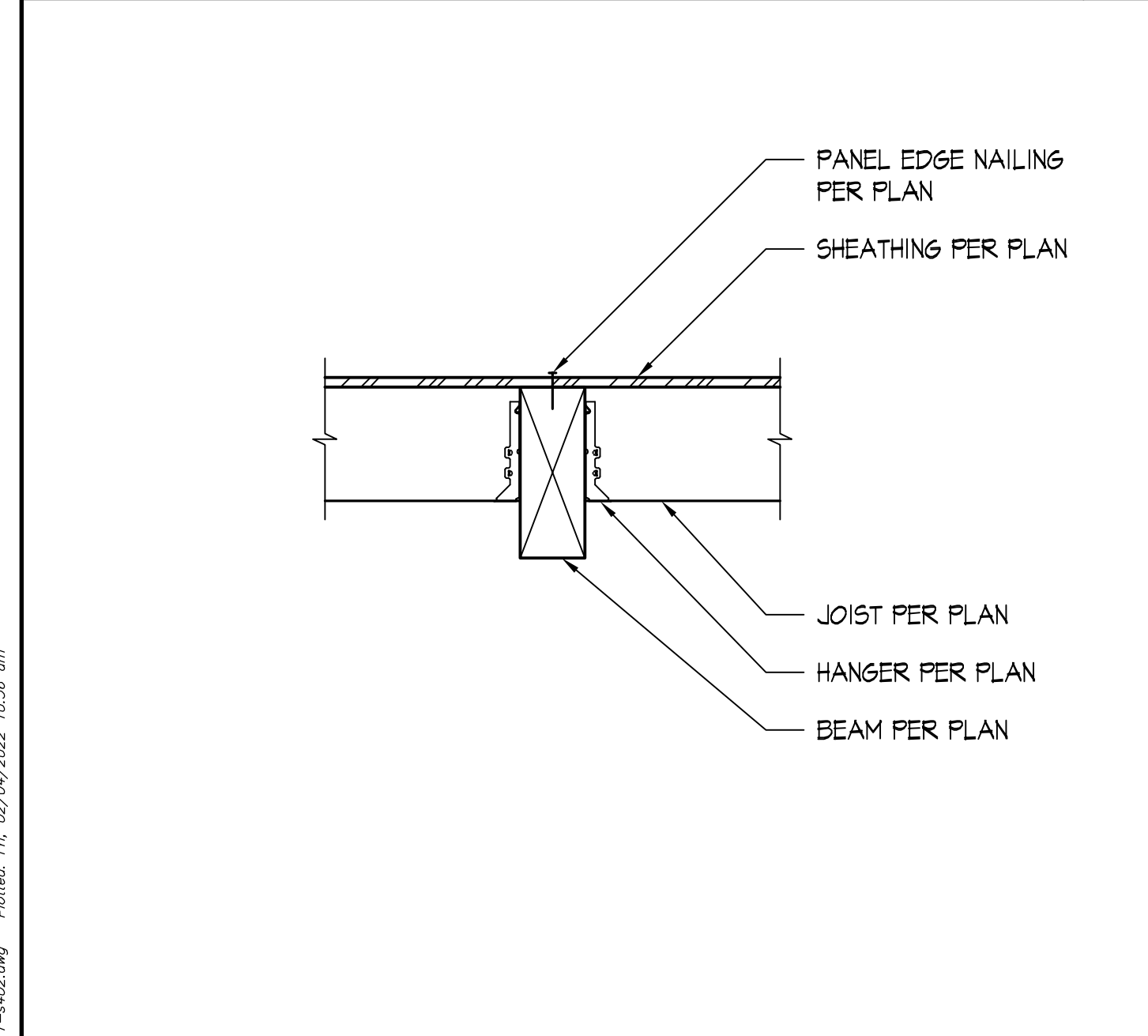
STRUCTURAL WALL TO PARALLEL BEAM BELOW SCALE: NONE 6



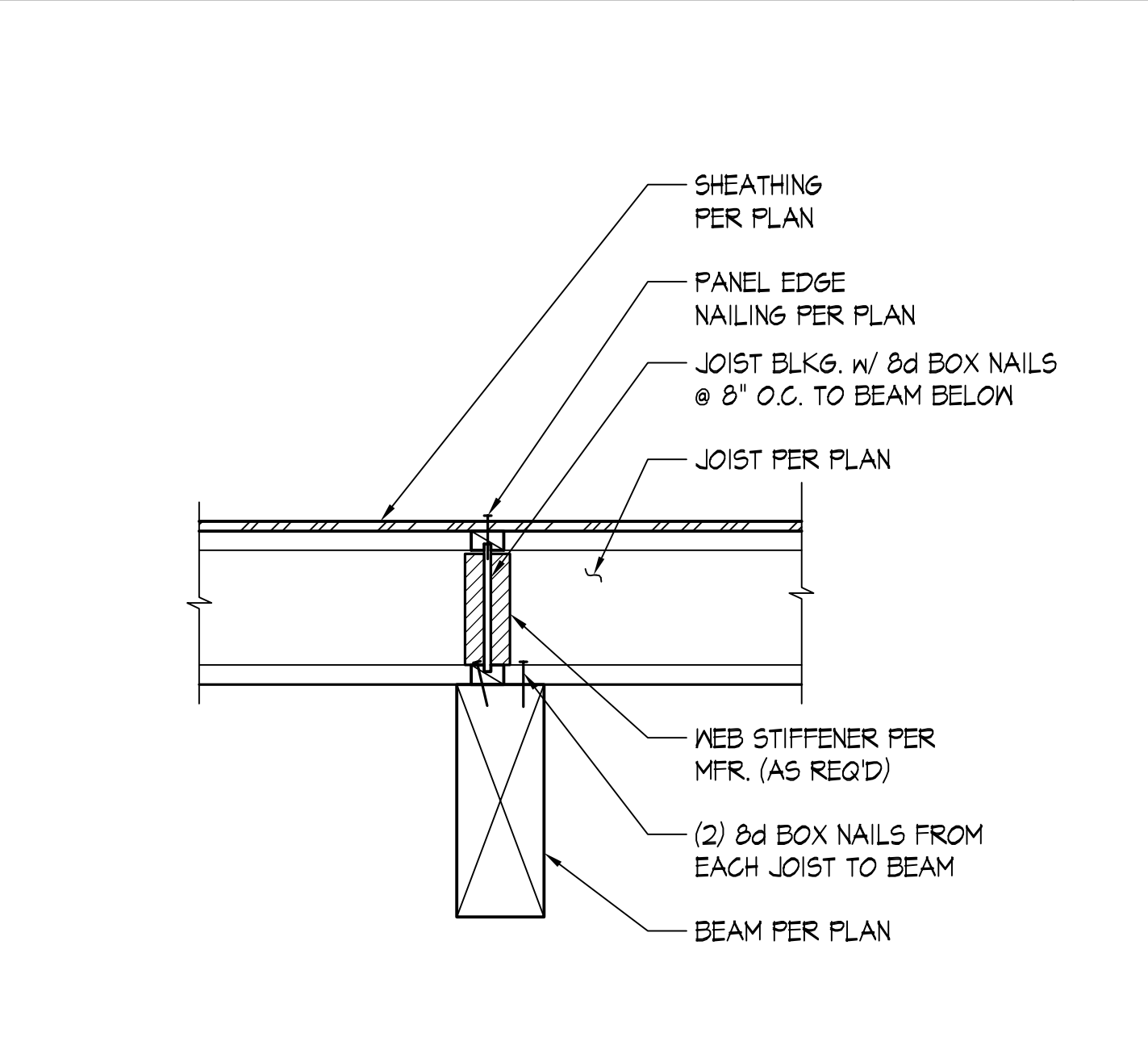
EXTERIOR WALL AT FLOOR OPENING - I-JOIST SCALE: NONE 7



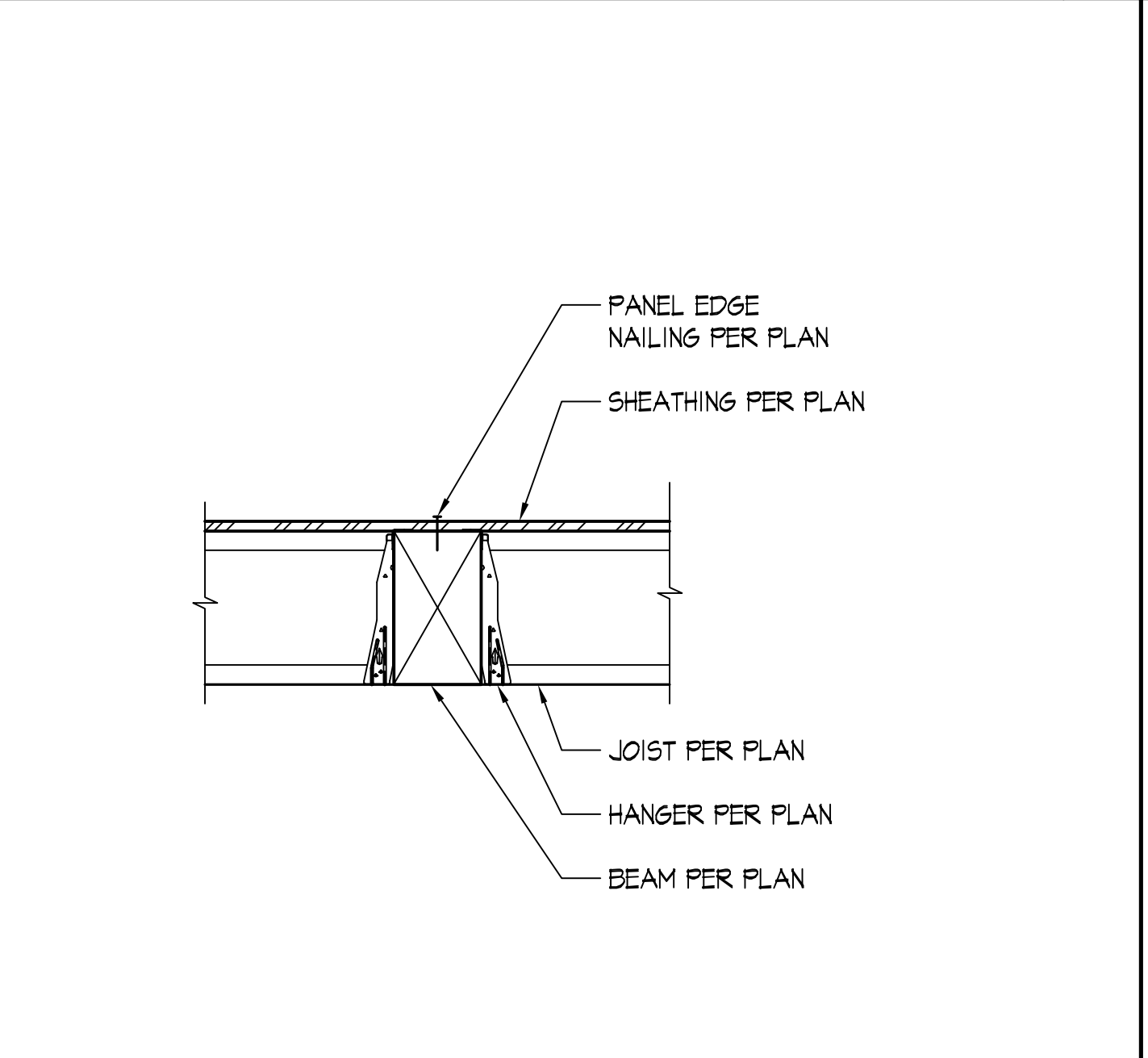
TYPICAL INTERIOR WALL WITH I-JOISTS PERPENDICULAR AND PARALLEL SCALE: NONE 8



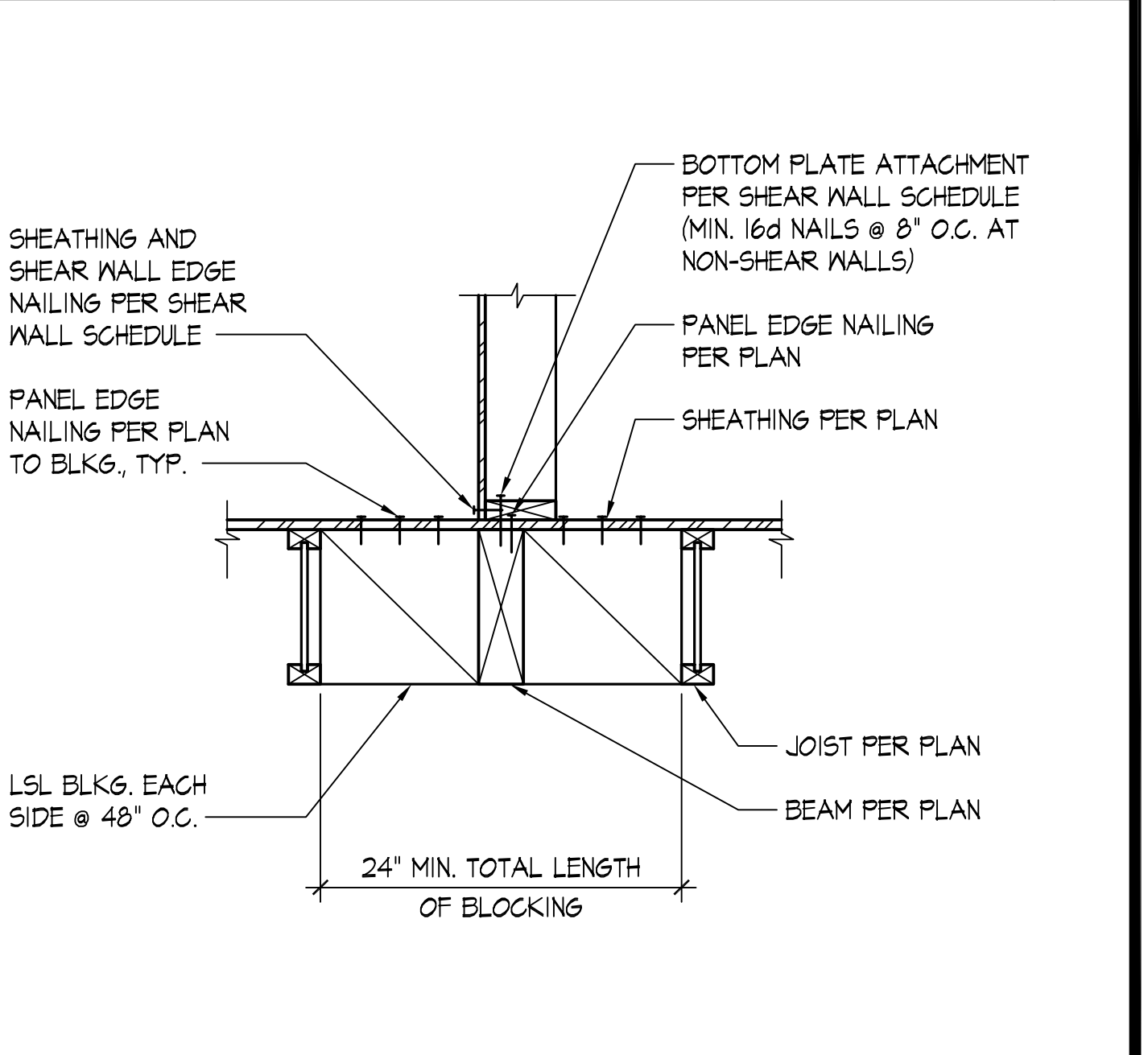
GULLAM JOISTS TO GULLAM BEAM CONNECTION SCALE: NONE 9



TYPICAL I-JOIST TO DROP BEAM CONNECTION SCALE: NONE 10



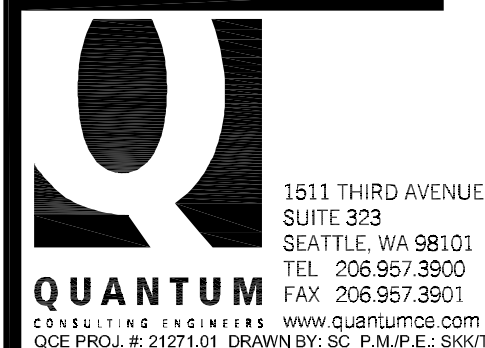
TYPICAL I-JOIST TO FLUSH BEAM CONNECTION SCALE: NONE 11



TYPICAL STRUCTURAL WALL TO PARALLEL BEAM BELOW - I-JOIST PARALLEL SCALE: NONE 12

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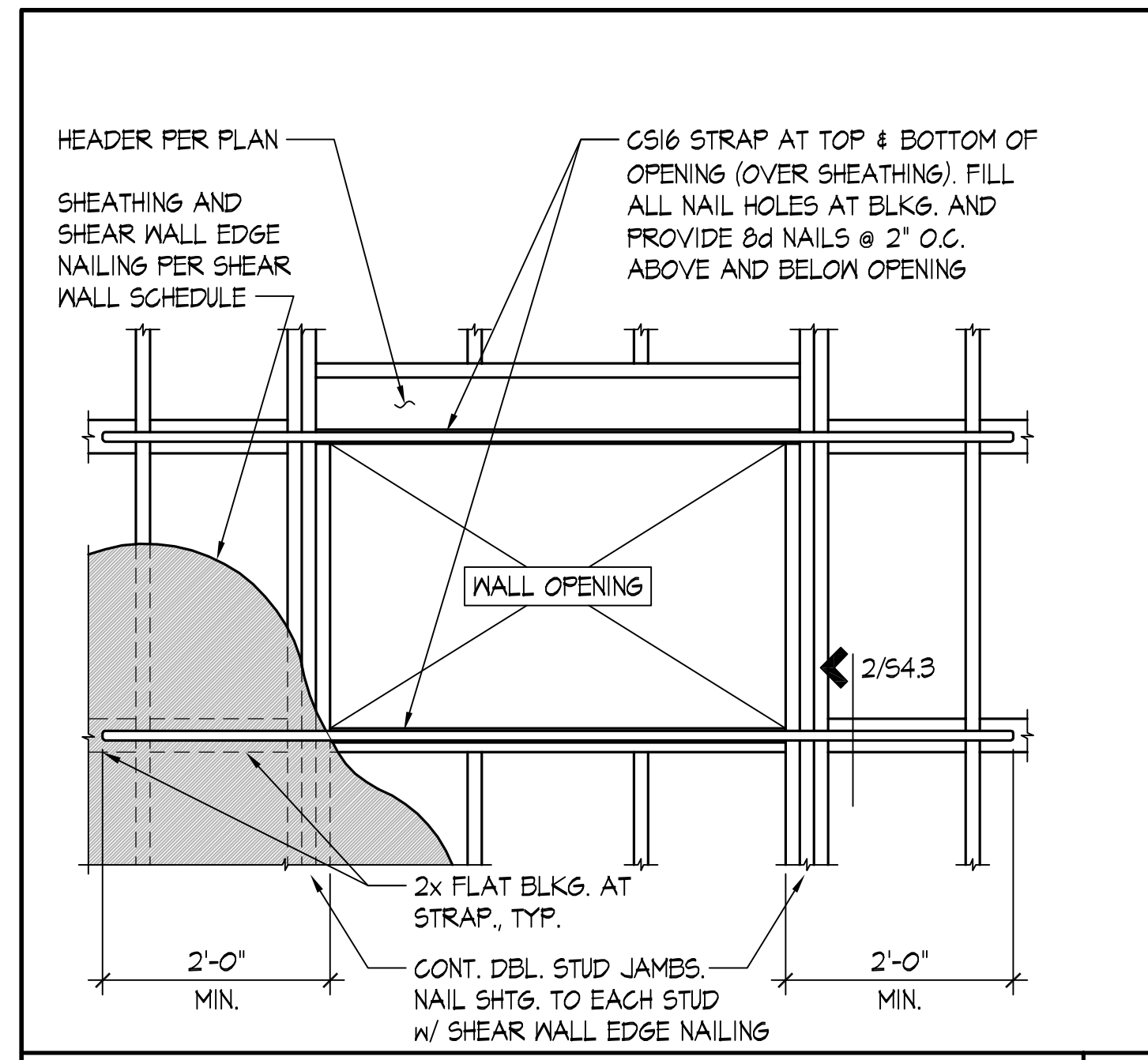
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Mark	Date

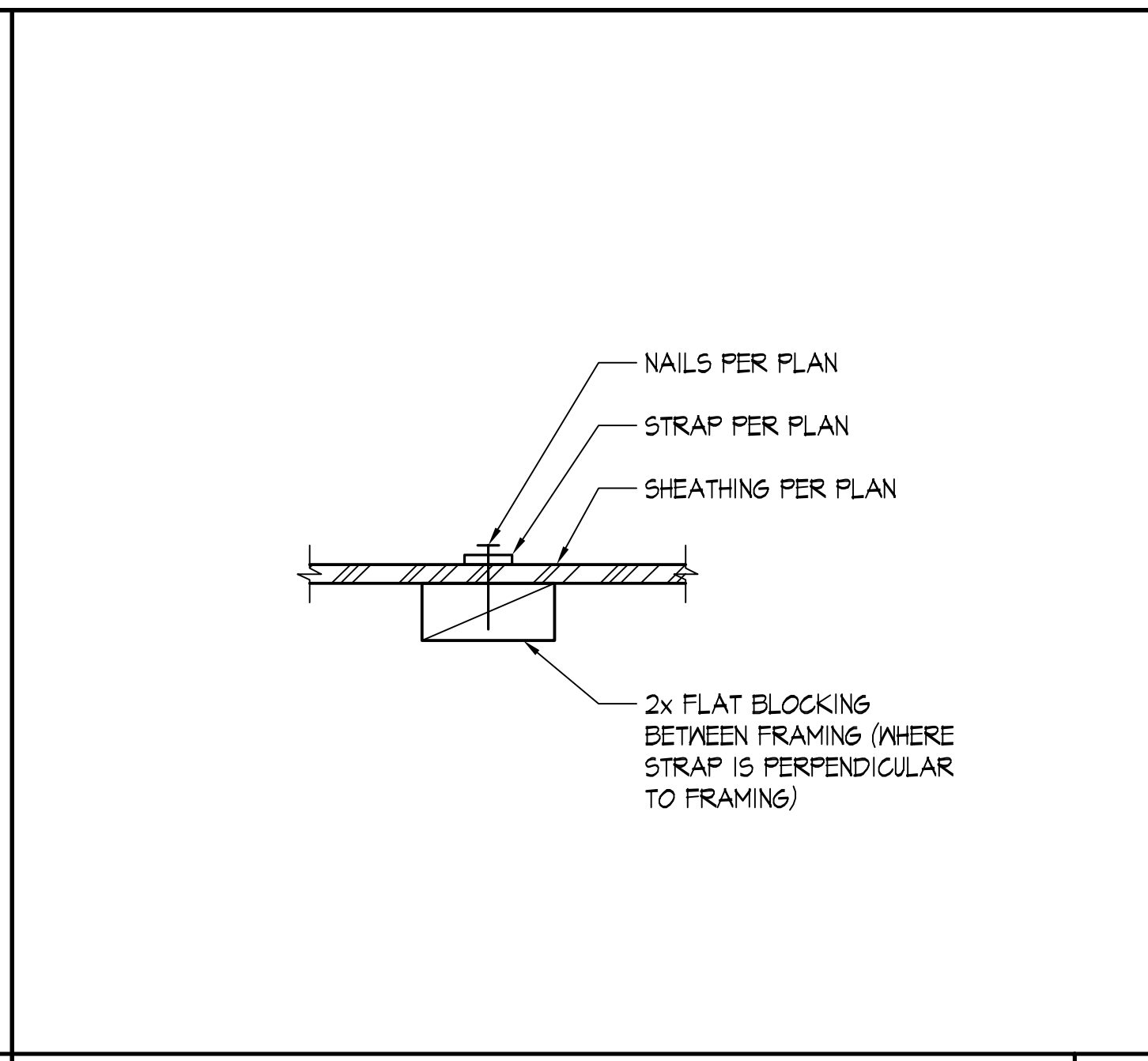
PERMIT SET 02-04-22

TYPICAL FLOOR DETAILS

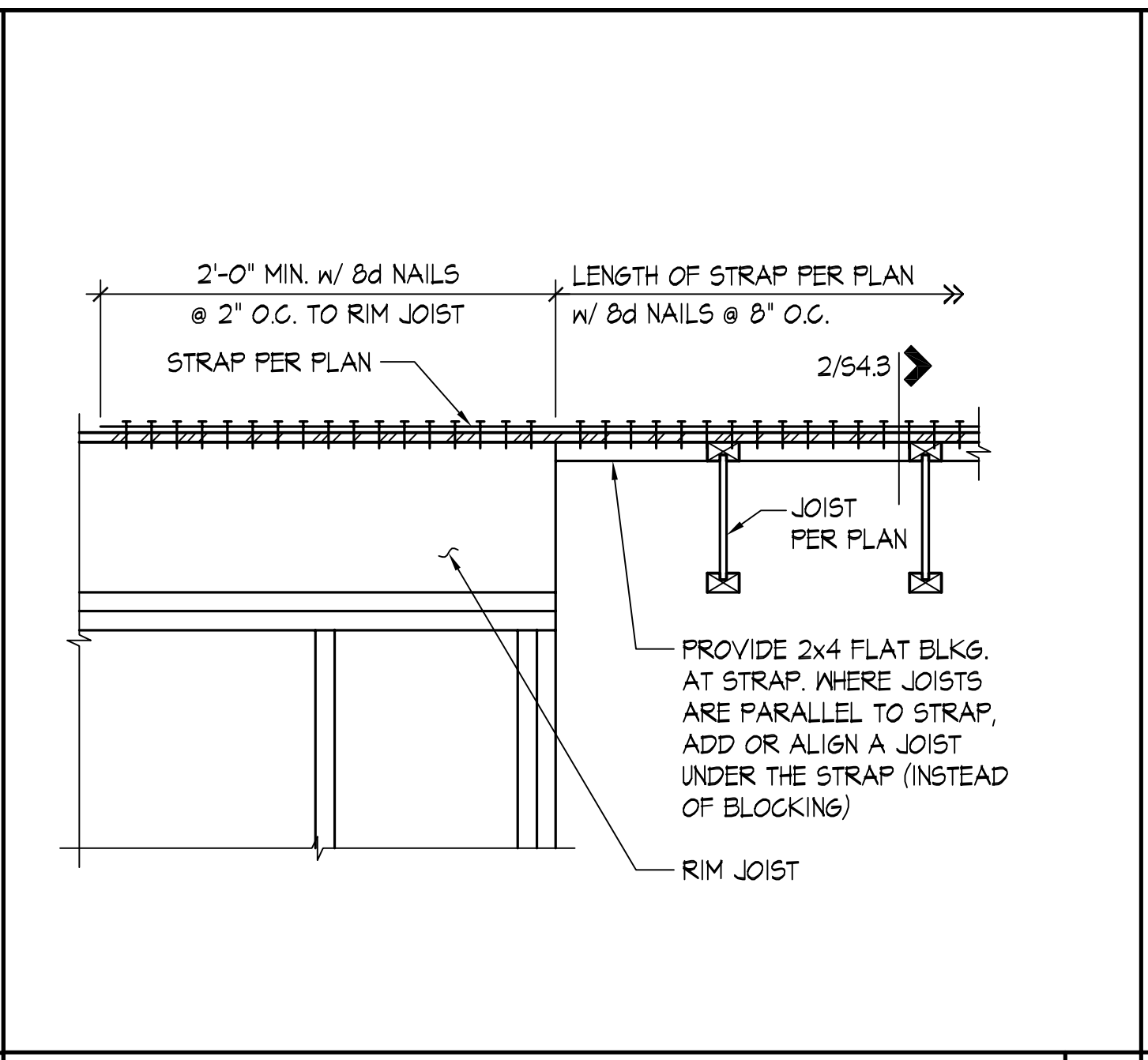
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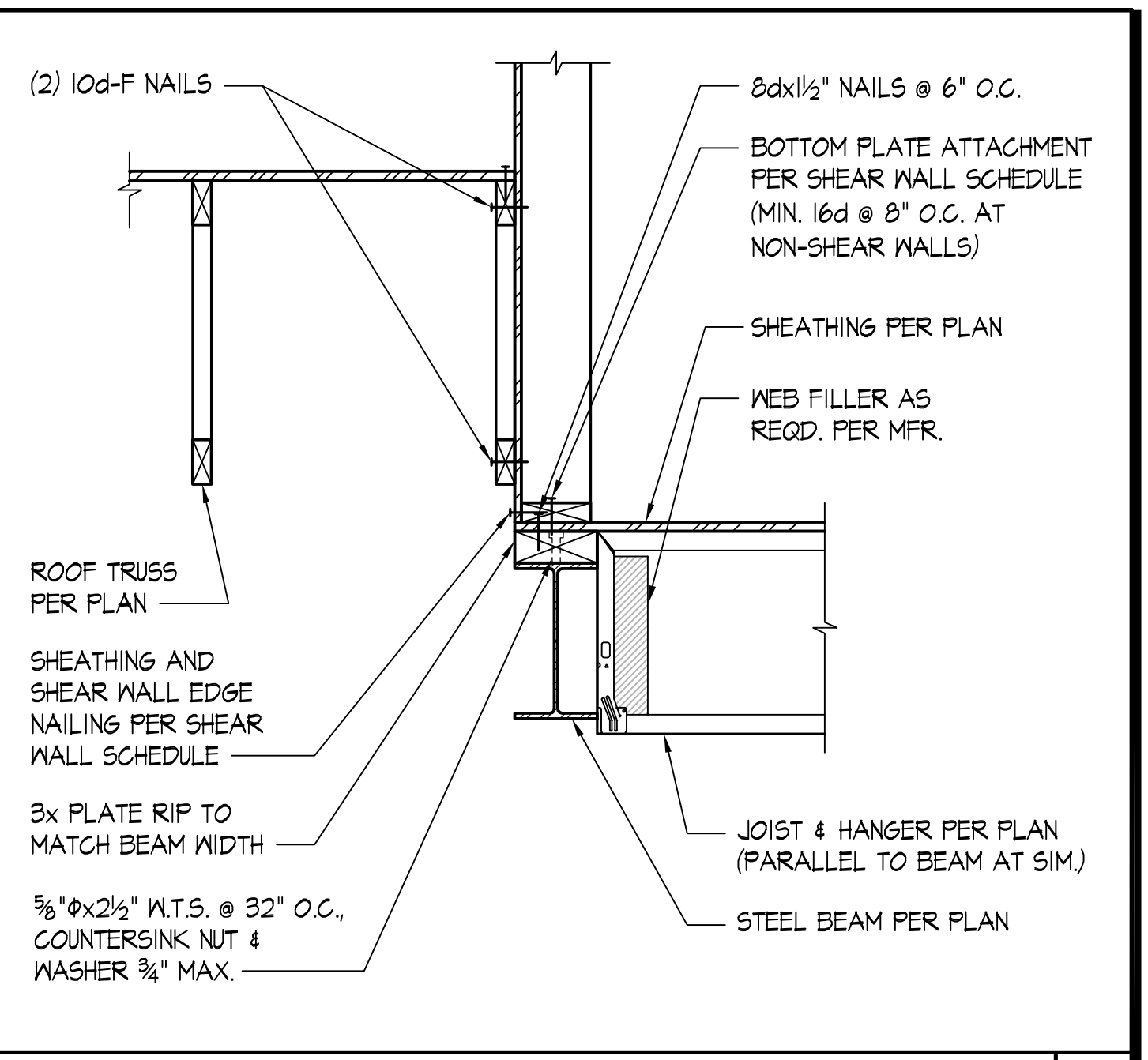
STRAPPING AROUND SHEAR WALL OPENING SCALE: NONE 1



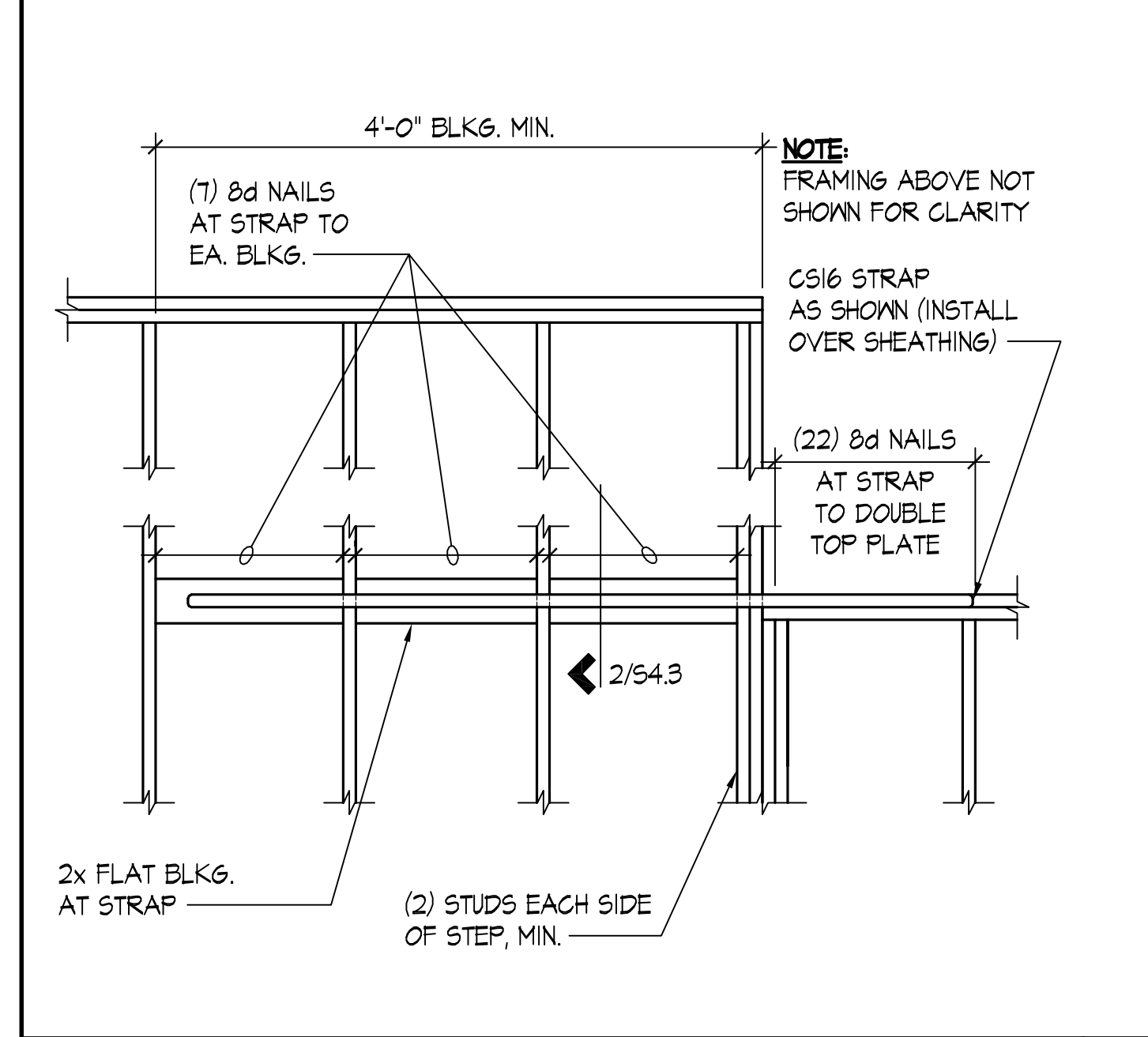
STRAP TO BLOCKING DETAIL SCALE: NONE 2



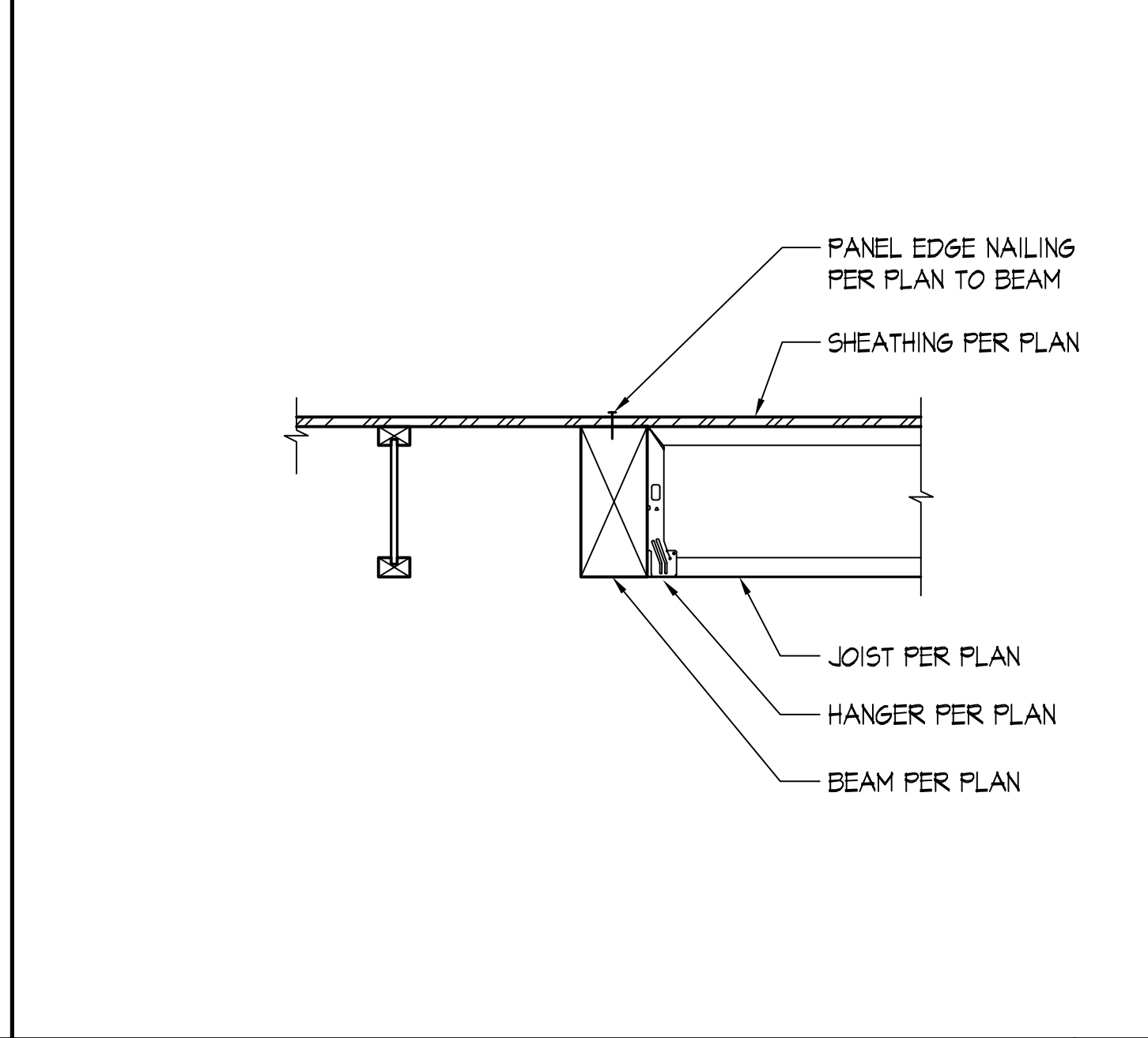
TYPICAL DRAG STRUT DETAIL SCALE: NONE 3



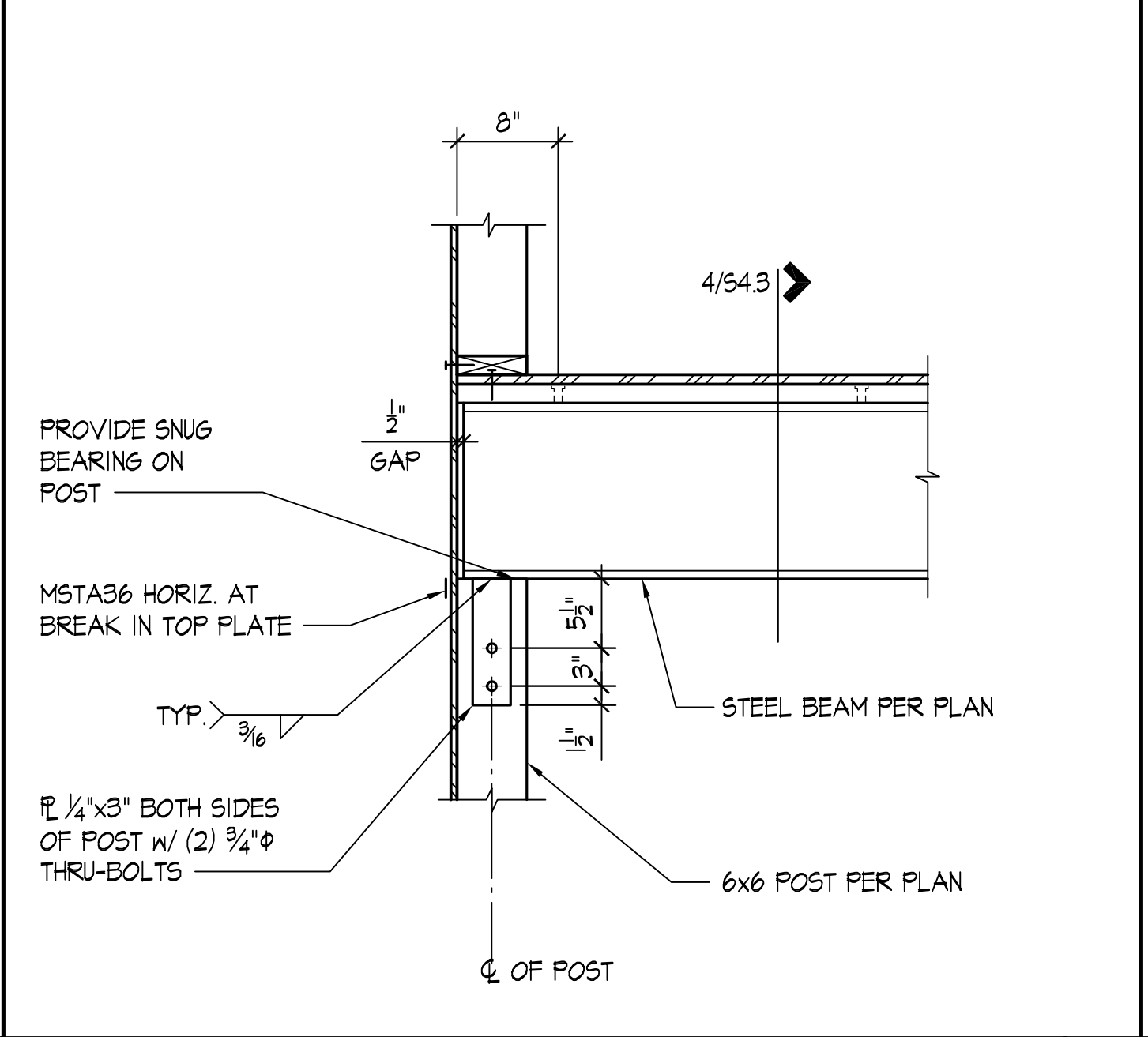
TYPICAL WOOD JOIST TO STEEL BEAM W/ 2x PLATE SCALE: NONE 4



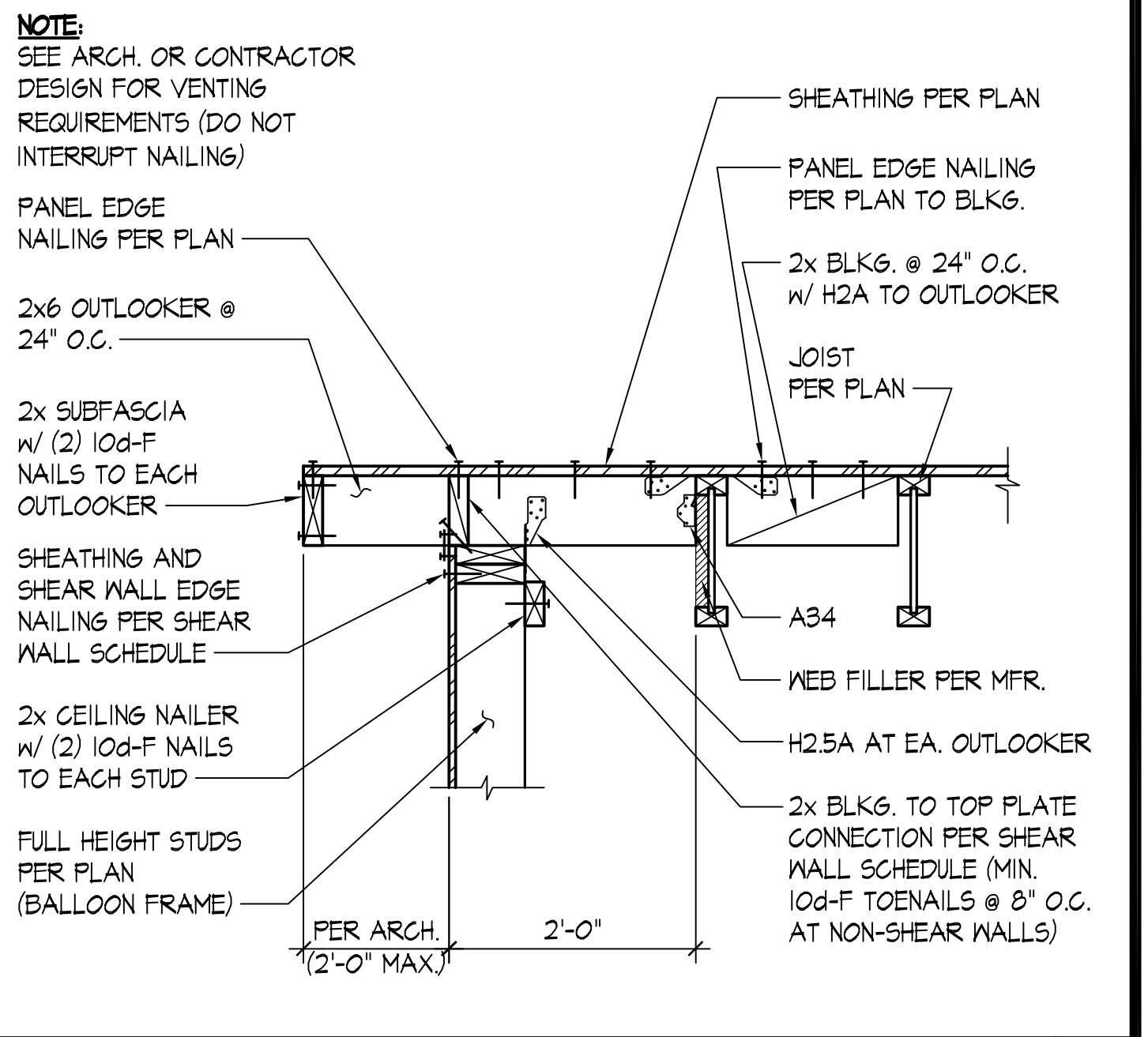
TYPICAL PLATE HEIGHT STEP SCALE: NONE 5



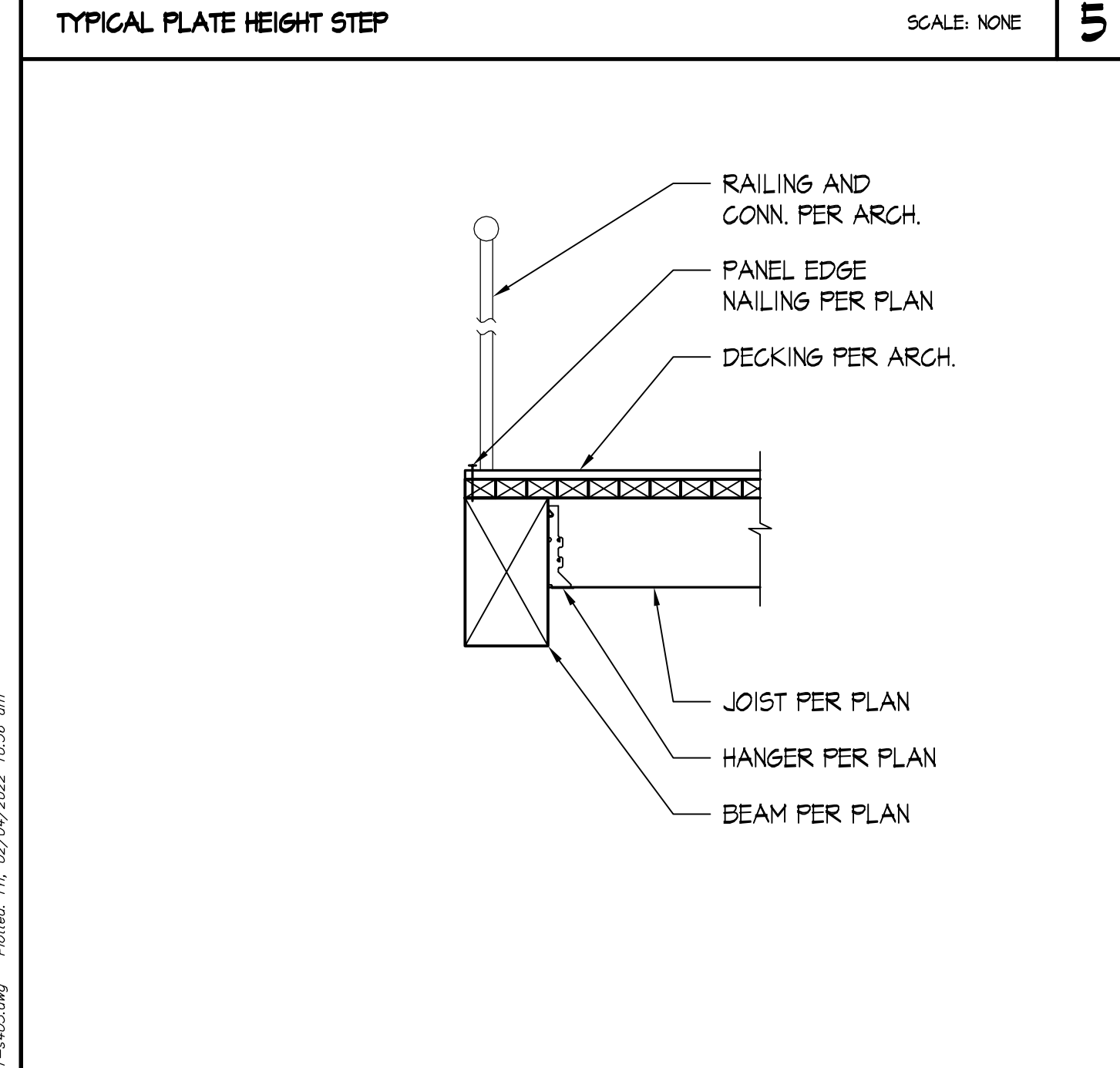
FLUSH BEAM AT JOIST DIRECTION CHANGE SCALE: NONE 6



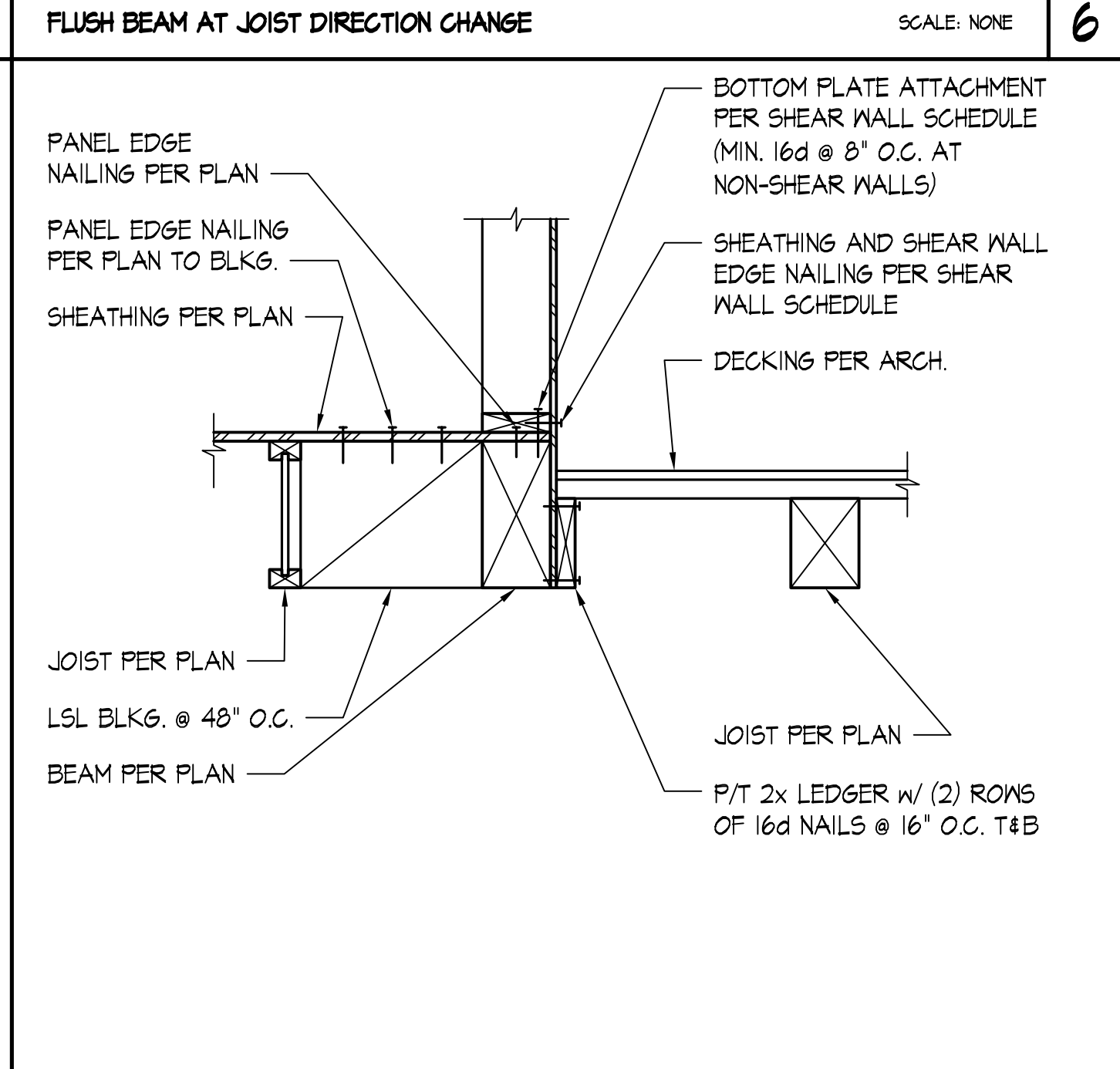
TYPICAL WOOD POST SUPPORTING STEEL BEAM SCALE: NONE 7



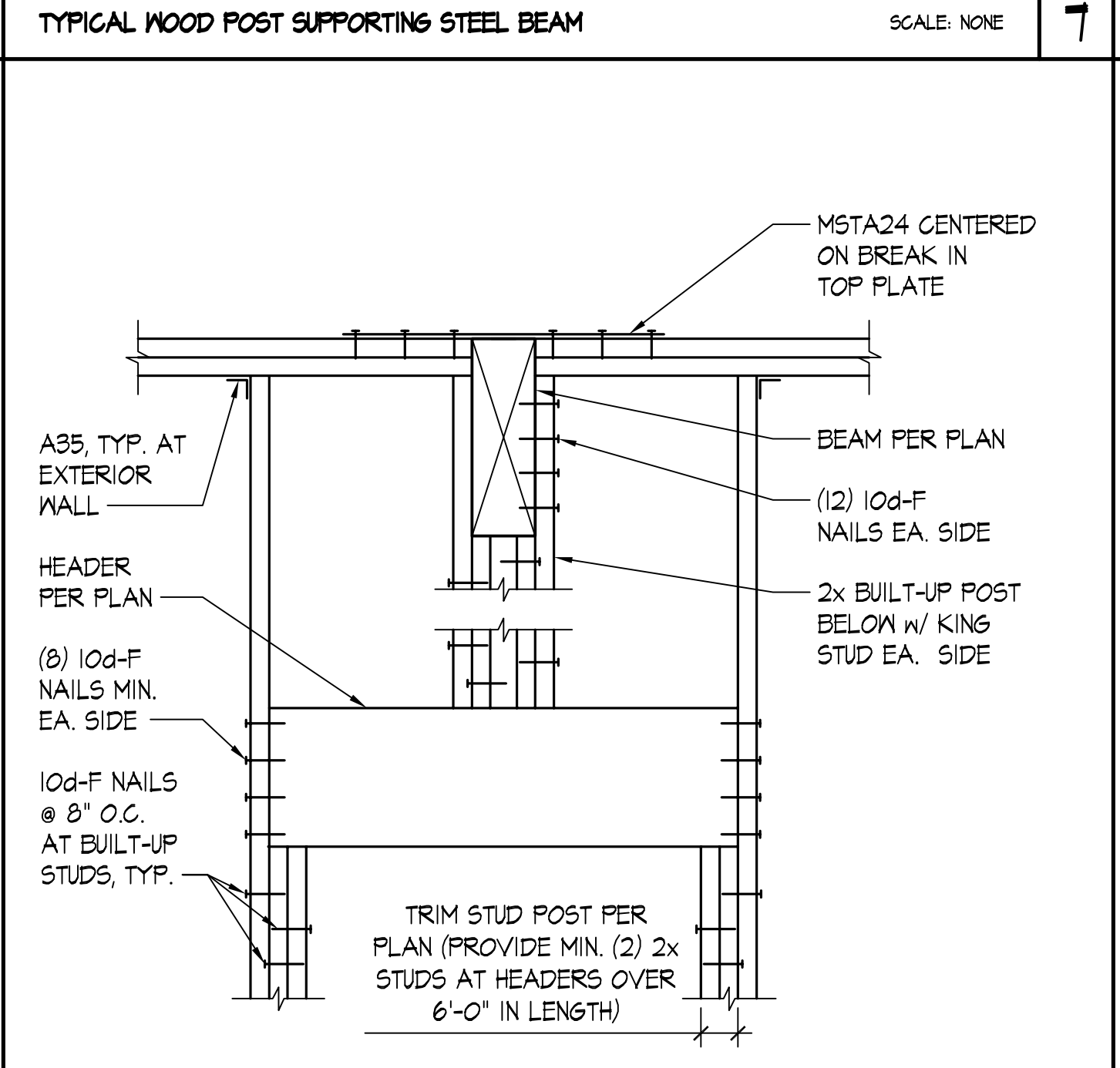
TYPICAL EXTERIOR WALL TO 2x ROOF OUTLOOKER - I-JOIST PARALLEL SCALE: NONE 8



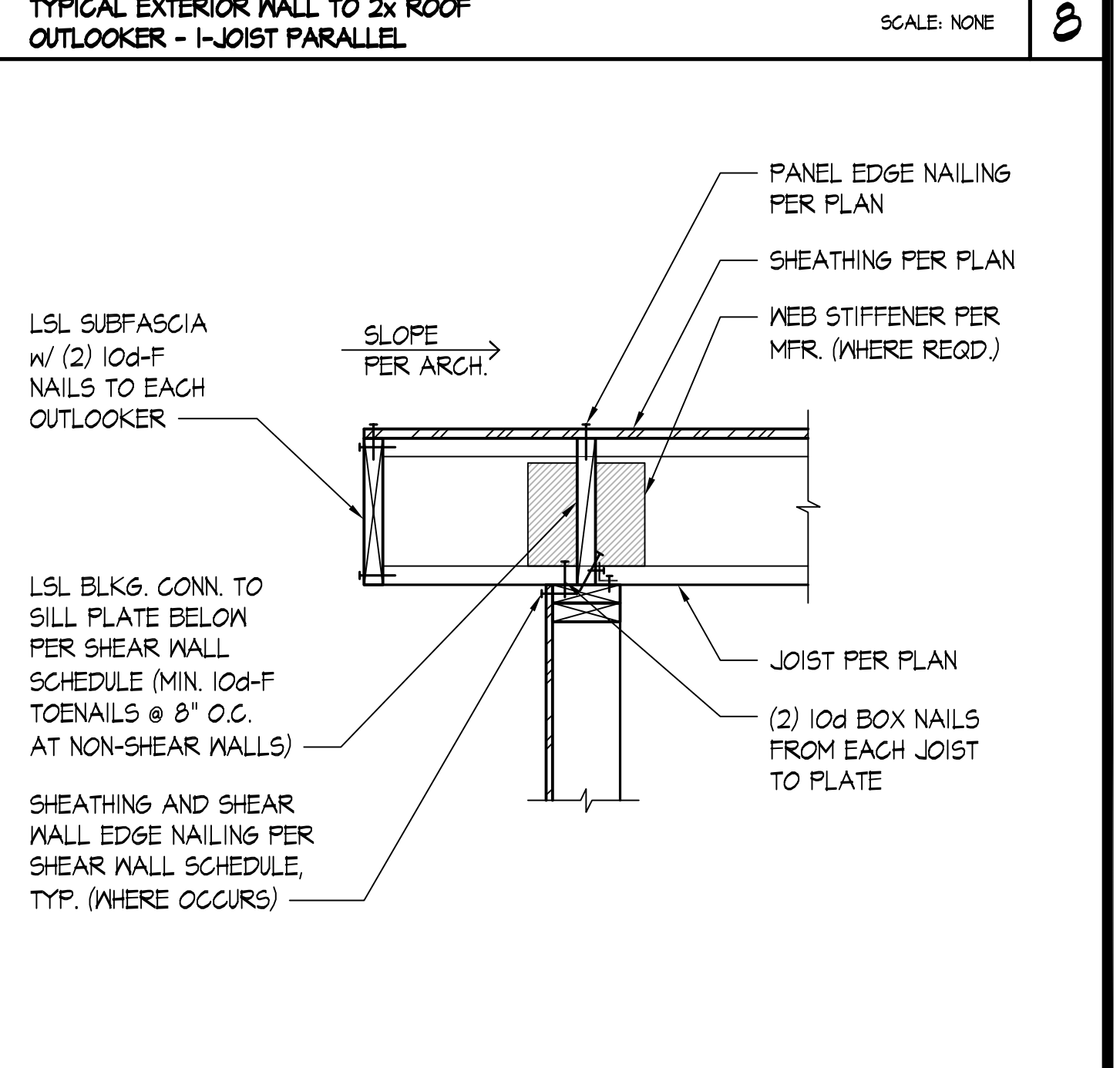
TYPICAL DECK EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: NONE 9



TYPICAL DECK EDGE - JOIST PARALLEL TO BEAM SUPPORT SCALE: NONE 10



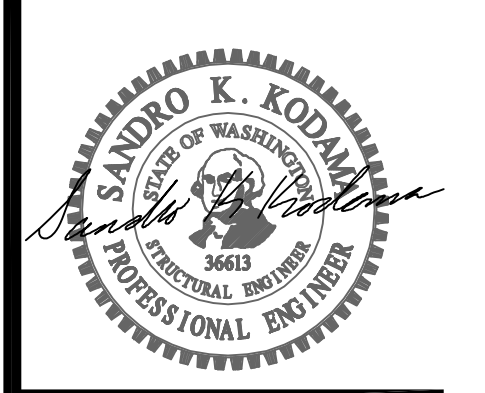
TYPICAL DROP BEAM TO WALL SUPPORT (OVER HEADER) SCALE: NONE 11



TYPICAL FLAT ROOF - I-JOIST PERPENDICULAR TO WALL SCALE: NONE 12

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HEADRICK RESIDENCE
 8822 S.E. 62ND STREET,
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 PHSE II

REVISIONS:

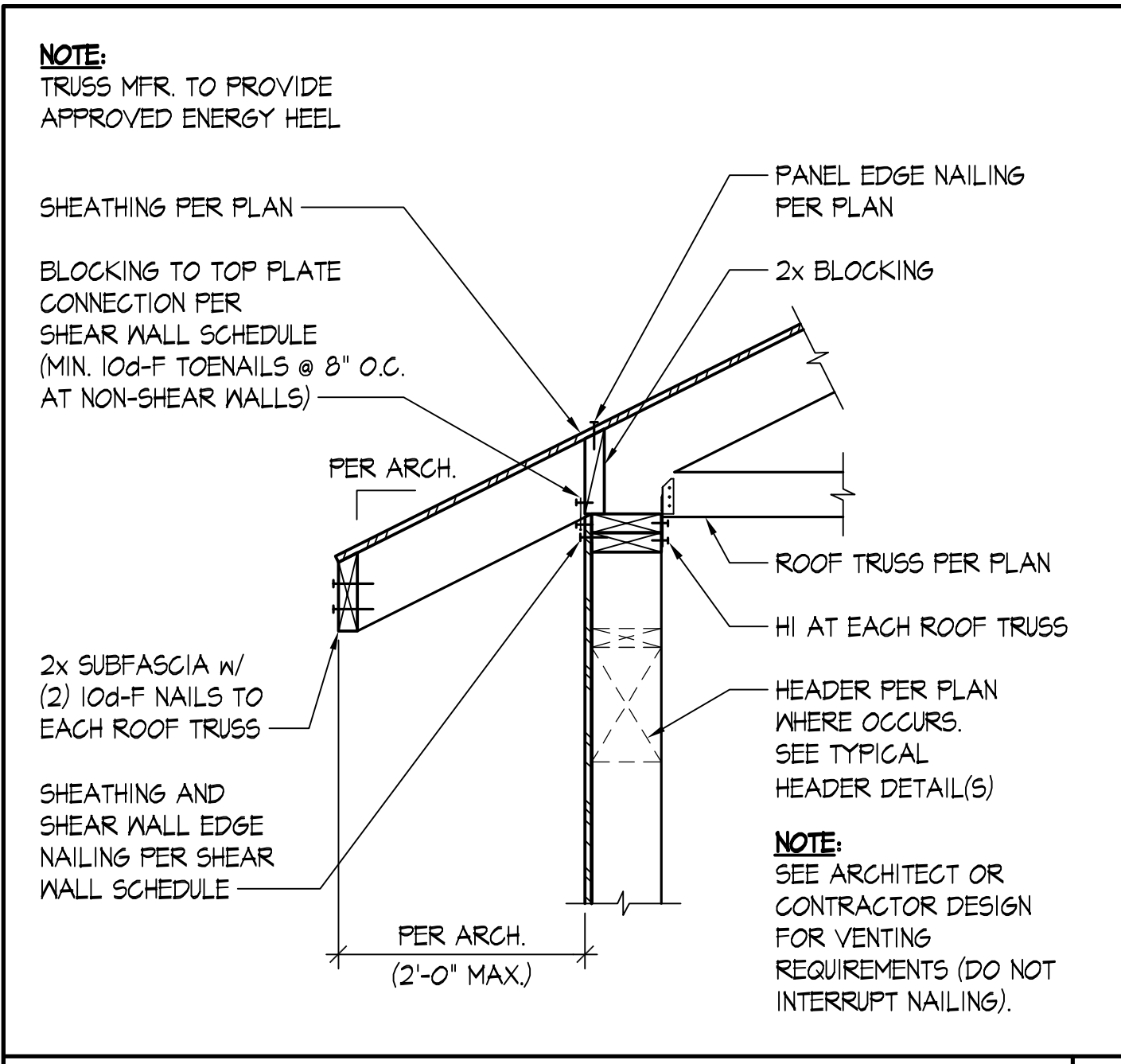
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PERMIT SET 02-04-22

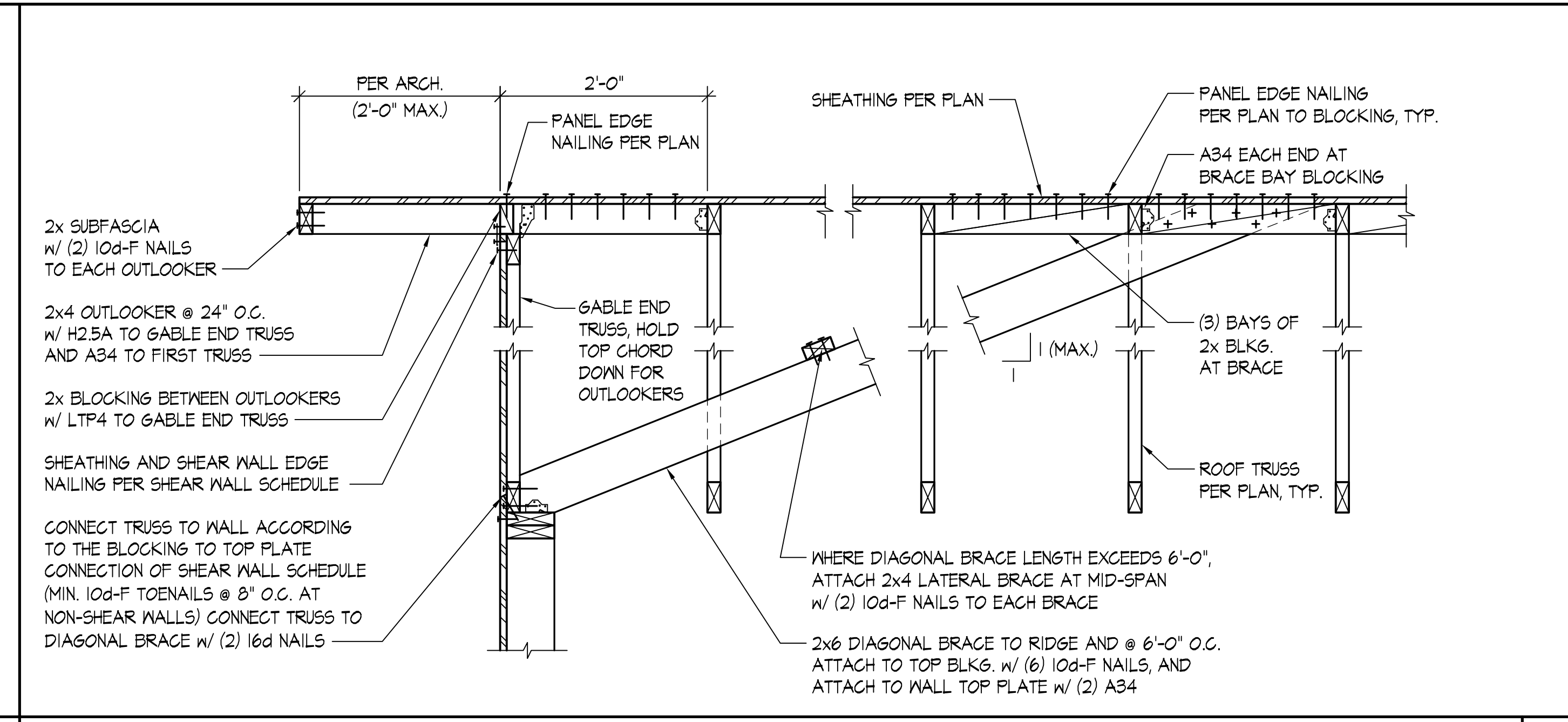
TYPICAL DETAILS

SHEET: S4.3

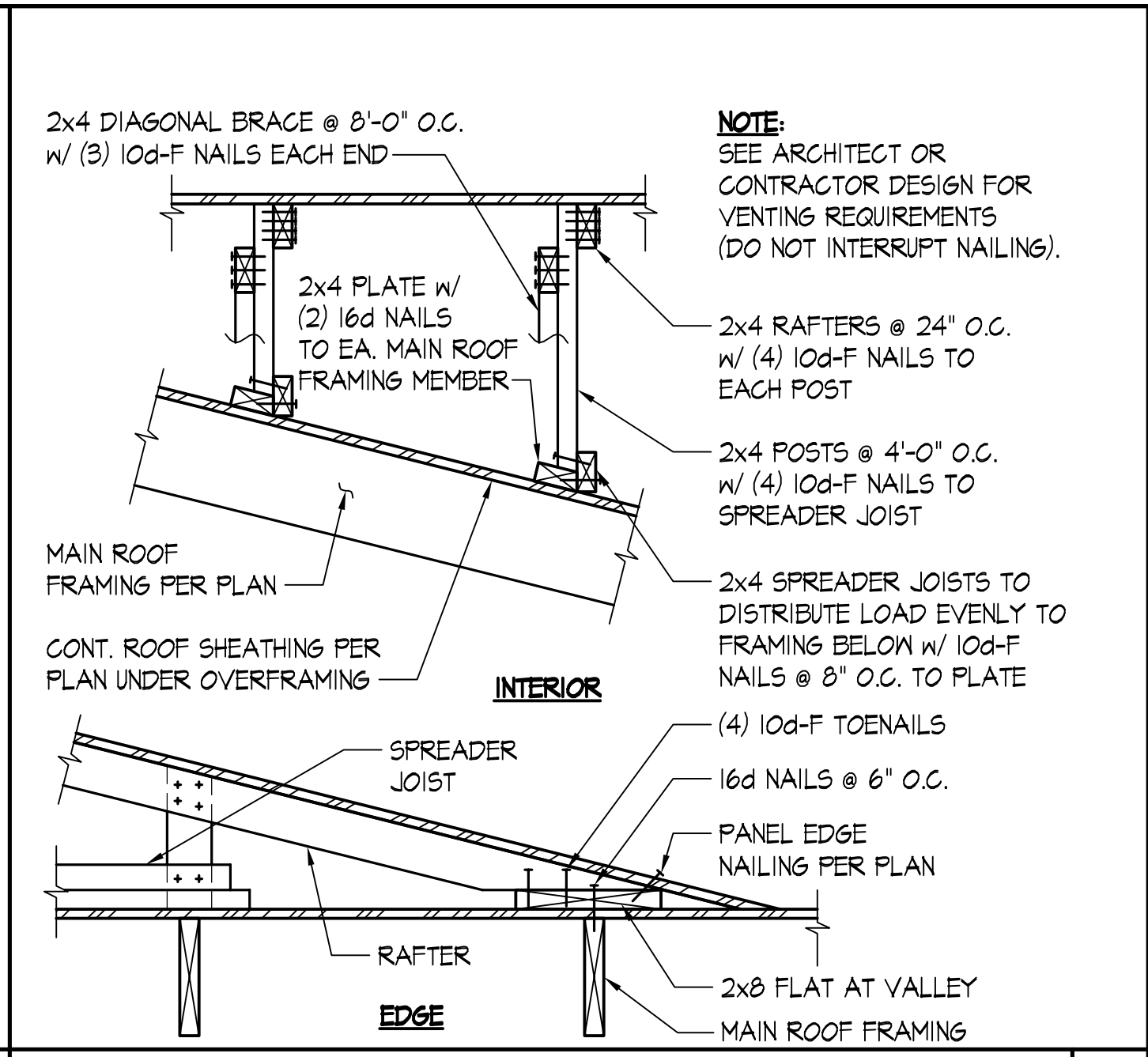
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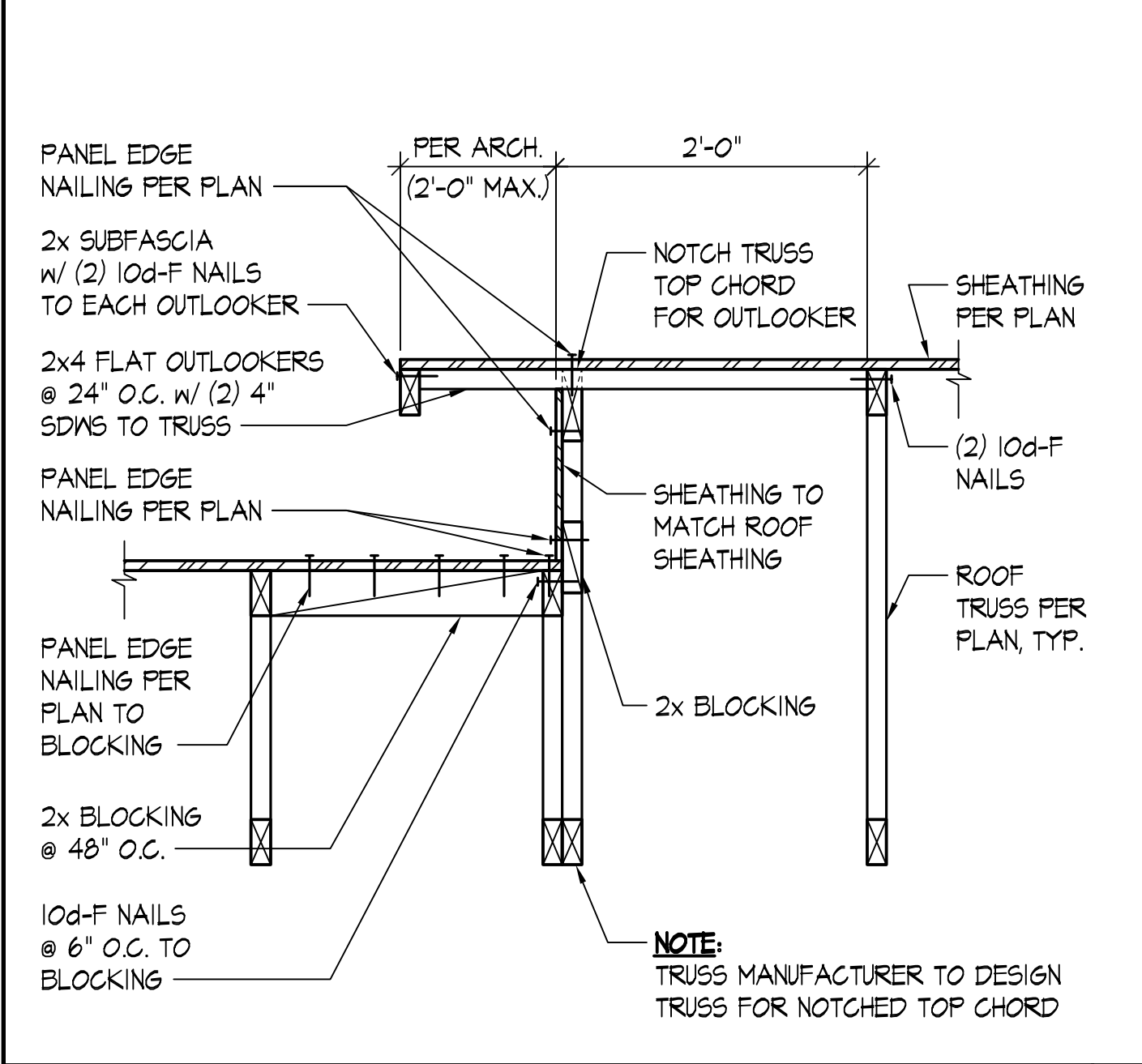
TYPICAL ROOF TRUSS TO EXTERIOR WALL - TRUSS PERPENDICULAR SCALE: NONE



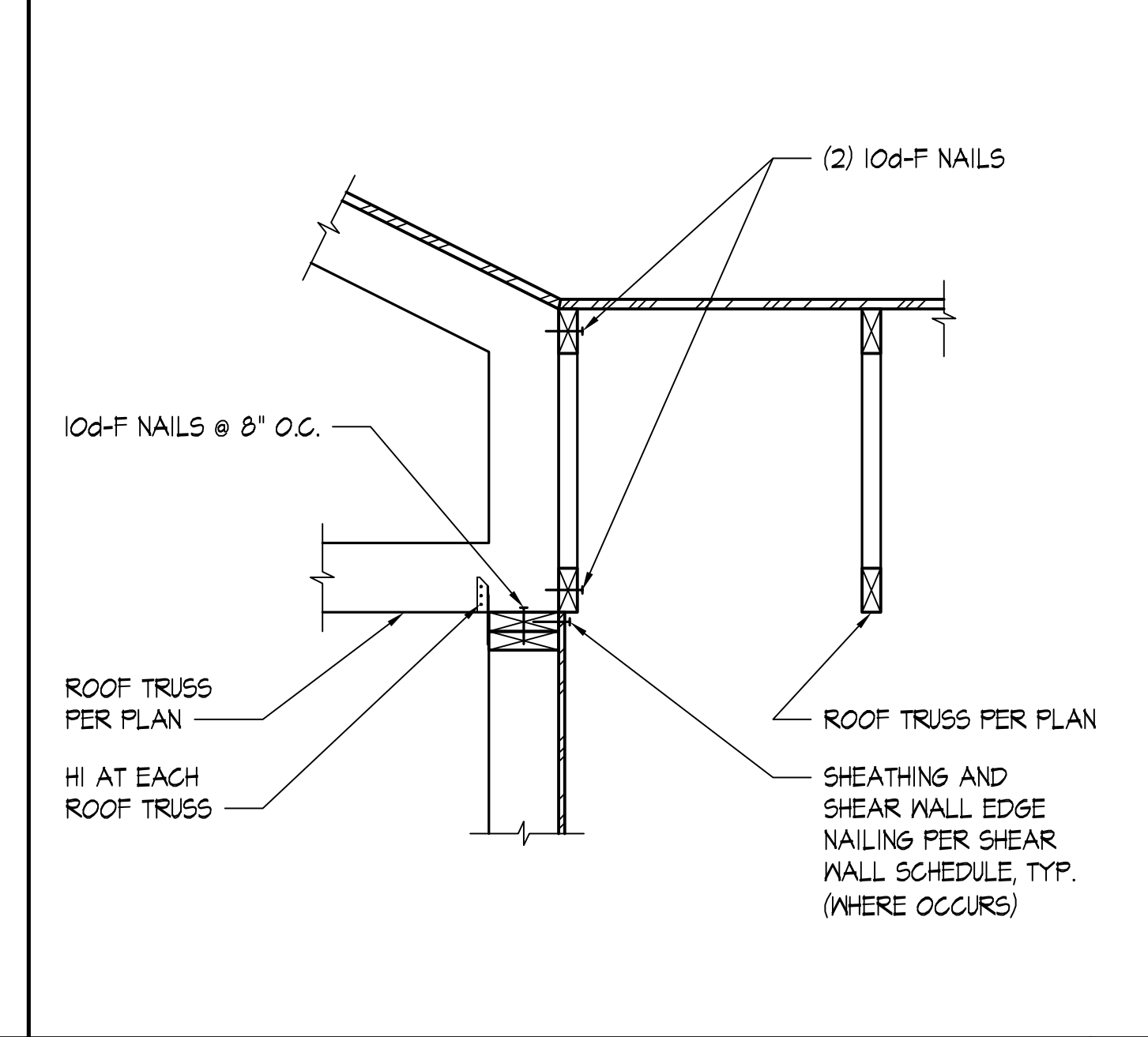
TYPICAL ROOF TRUSS TO EXTERIOR WALL - TRUSS PARALLEL SCALE: NONE 3



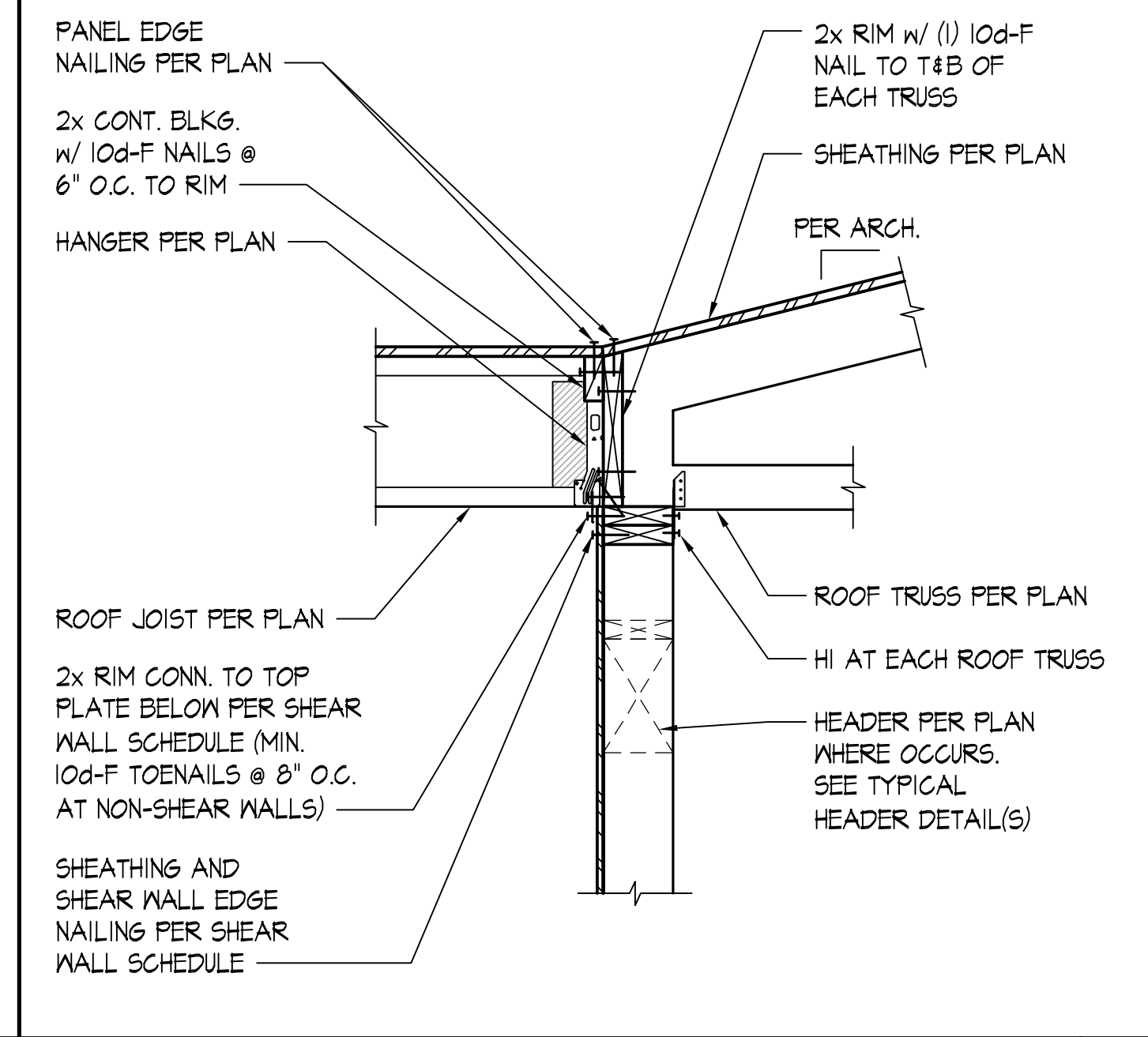
TYPICAL ROOF OVERFRAMING SCALE: NONE 4



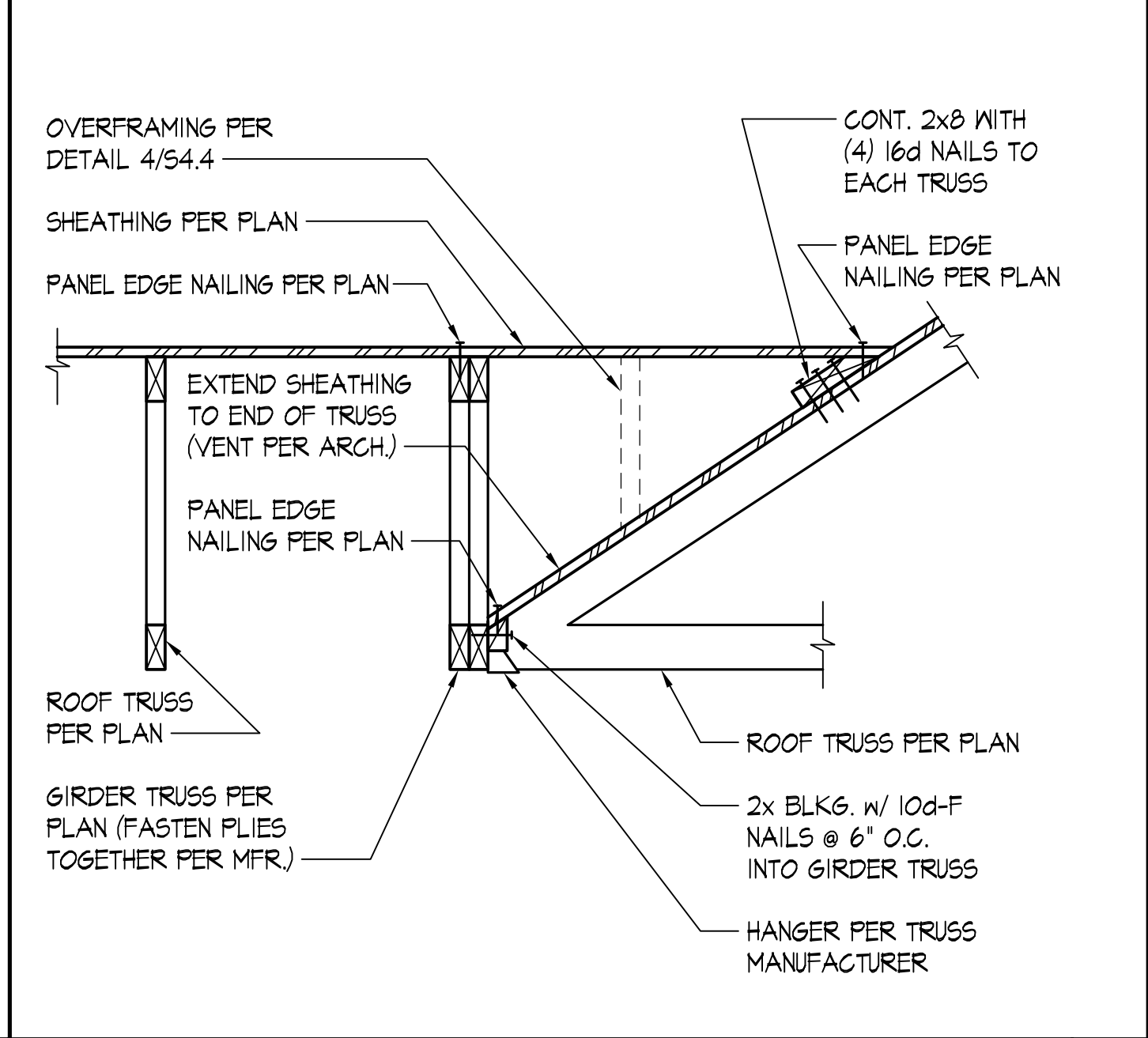
TYPICAL ROOF STEP - TRUSS PARALLEL SCALE: NONE 5



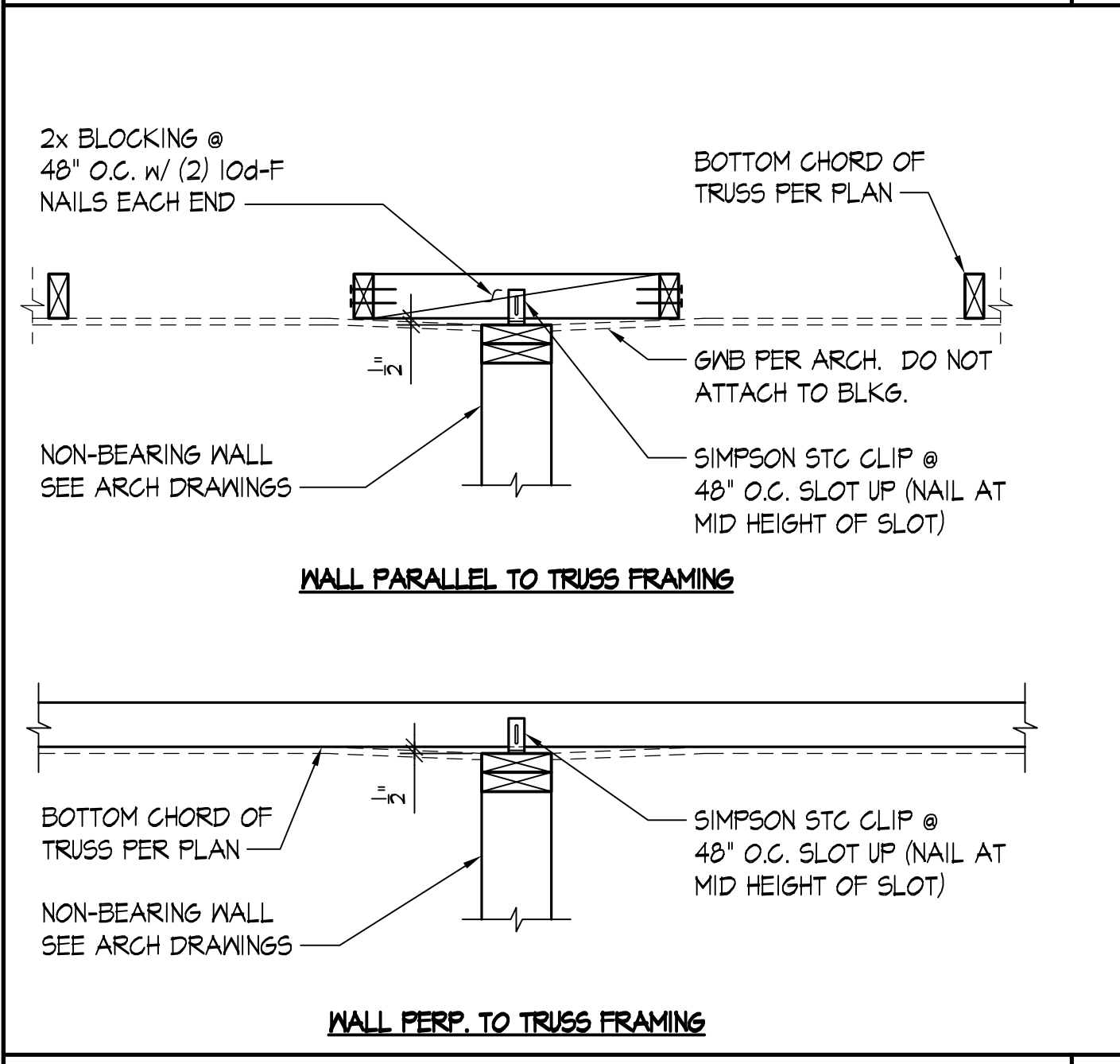
ROOF TRUSS - TRUSS PARALLEL AND PERPENDICULAR SCALE: 1/4\"/>



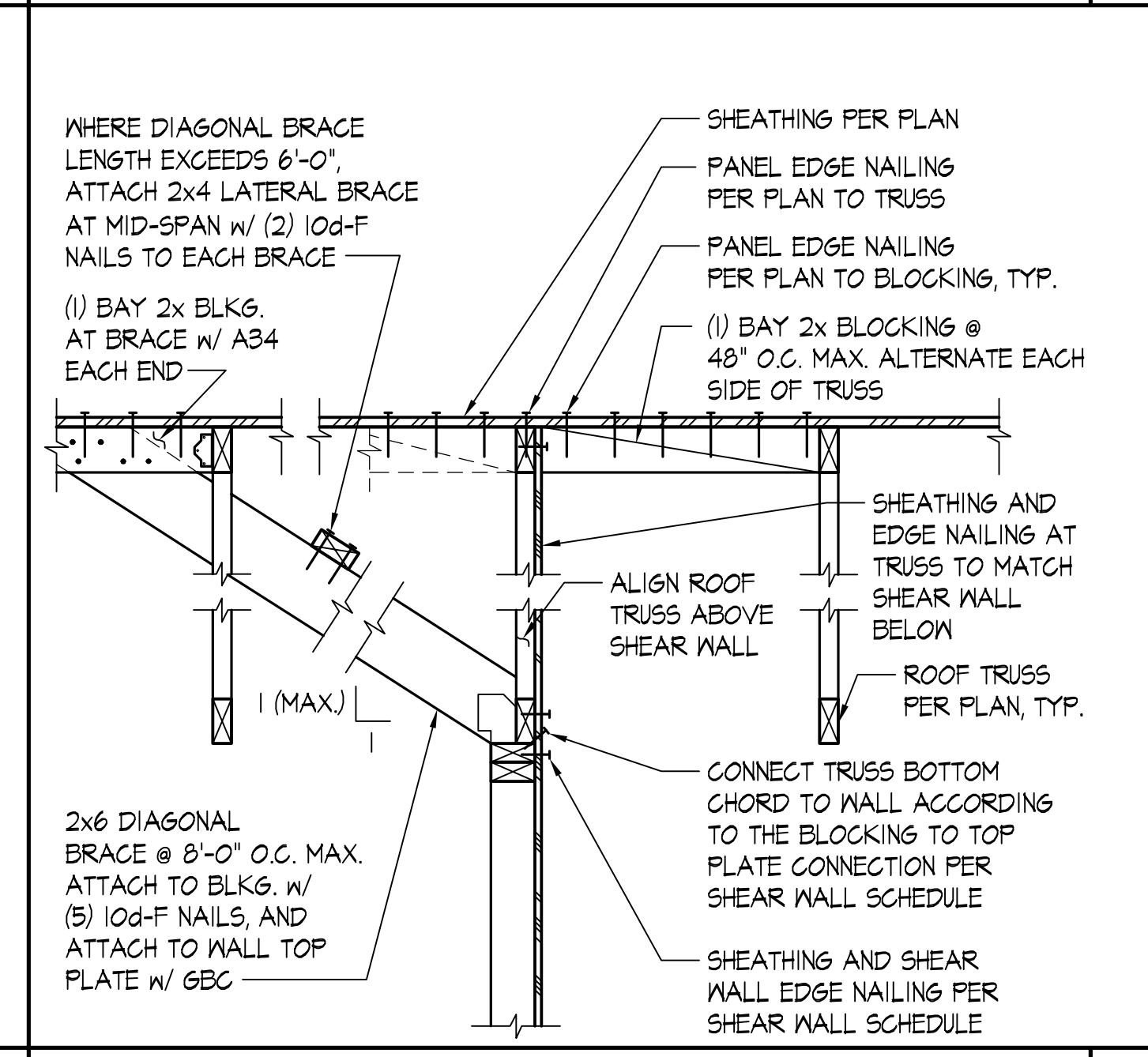
DETAIL SCALE: 1/4\"/>



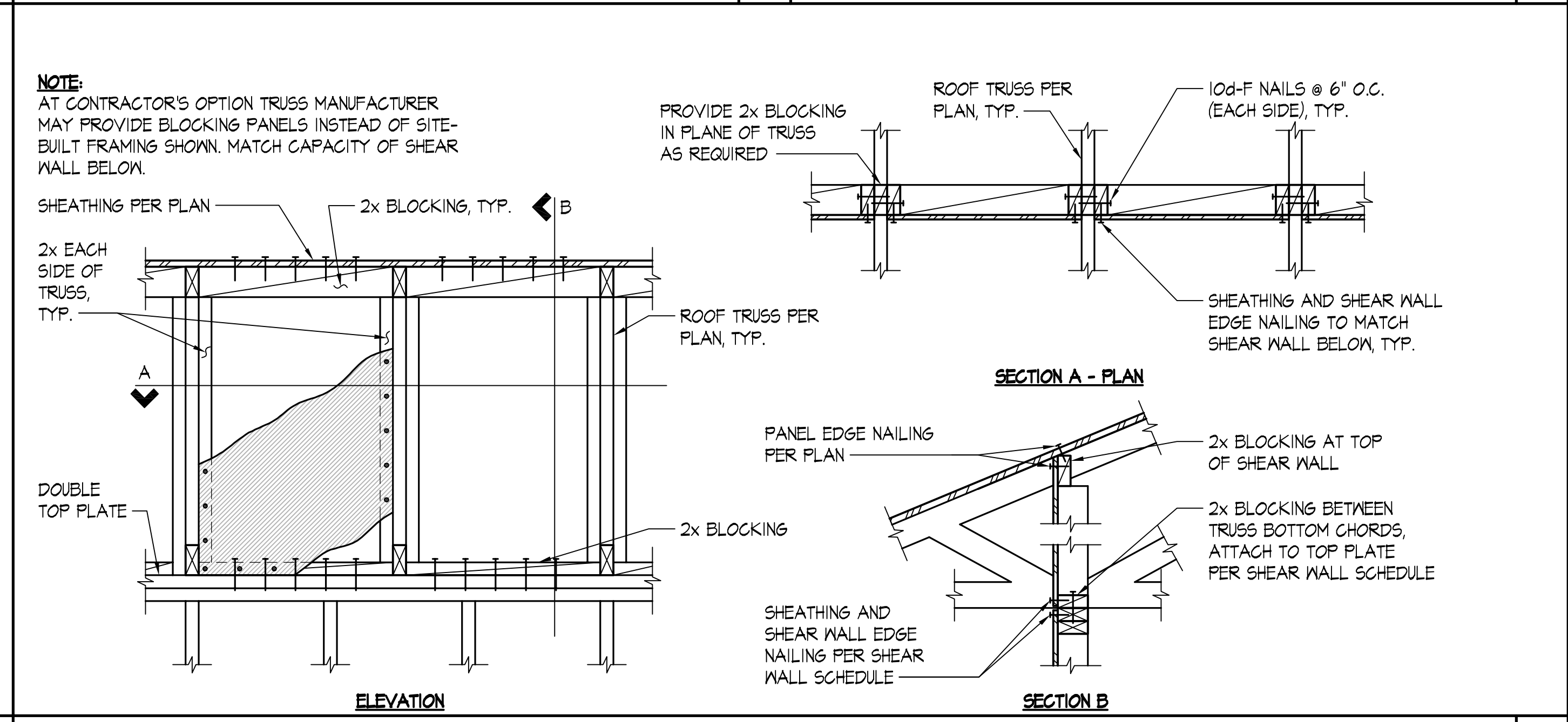
TYPICAL ROOF TRUSS TO GIRDER TRUSS SCALE: NONE 8



TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - TRUSS SCALE: NONE 9

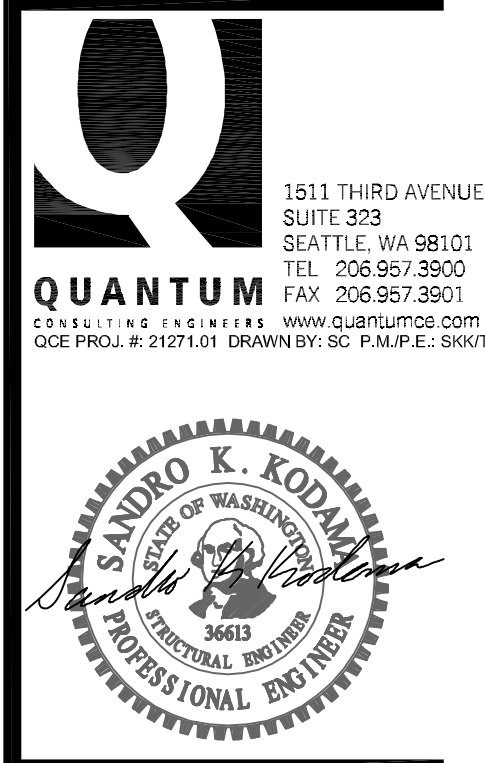


TYPICAL ROOF TRUSS TO INTERIOR SHEAR WALL - TRUSS PARALLEL SCALE: NONE 10



TYPICAL ROOF TRUSS TO SHEAR WALL - TRUSS PERPENDICULAR SCALE: NONE 12

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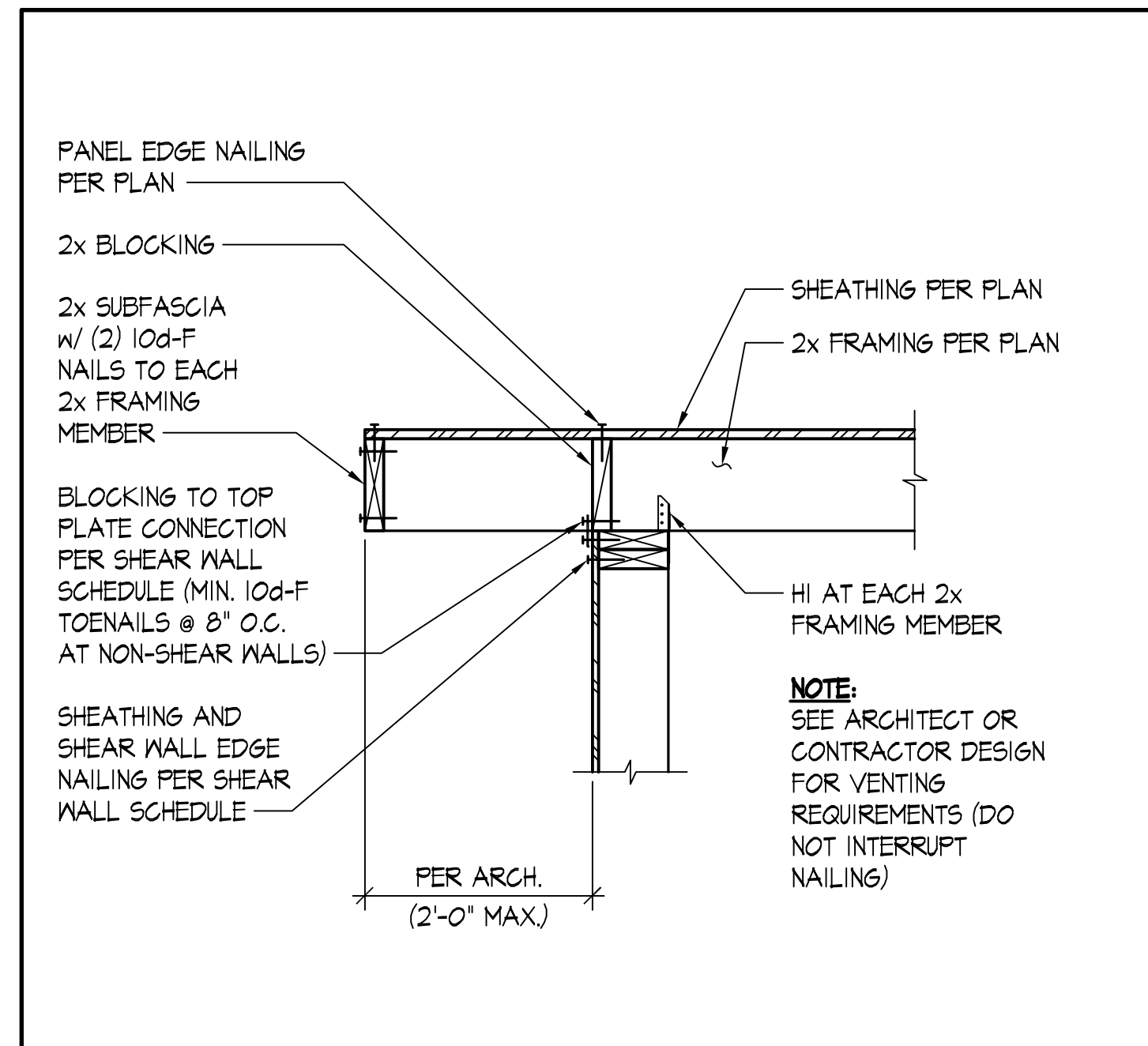
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PERMIT SET 02-04-22

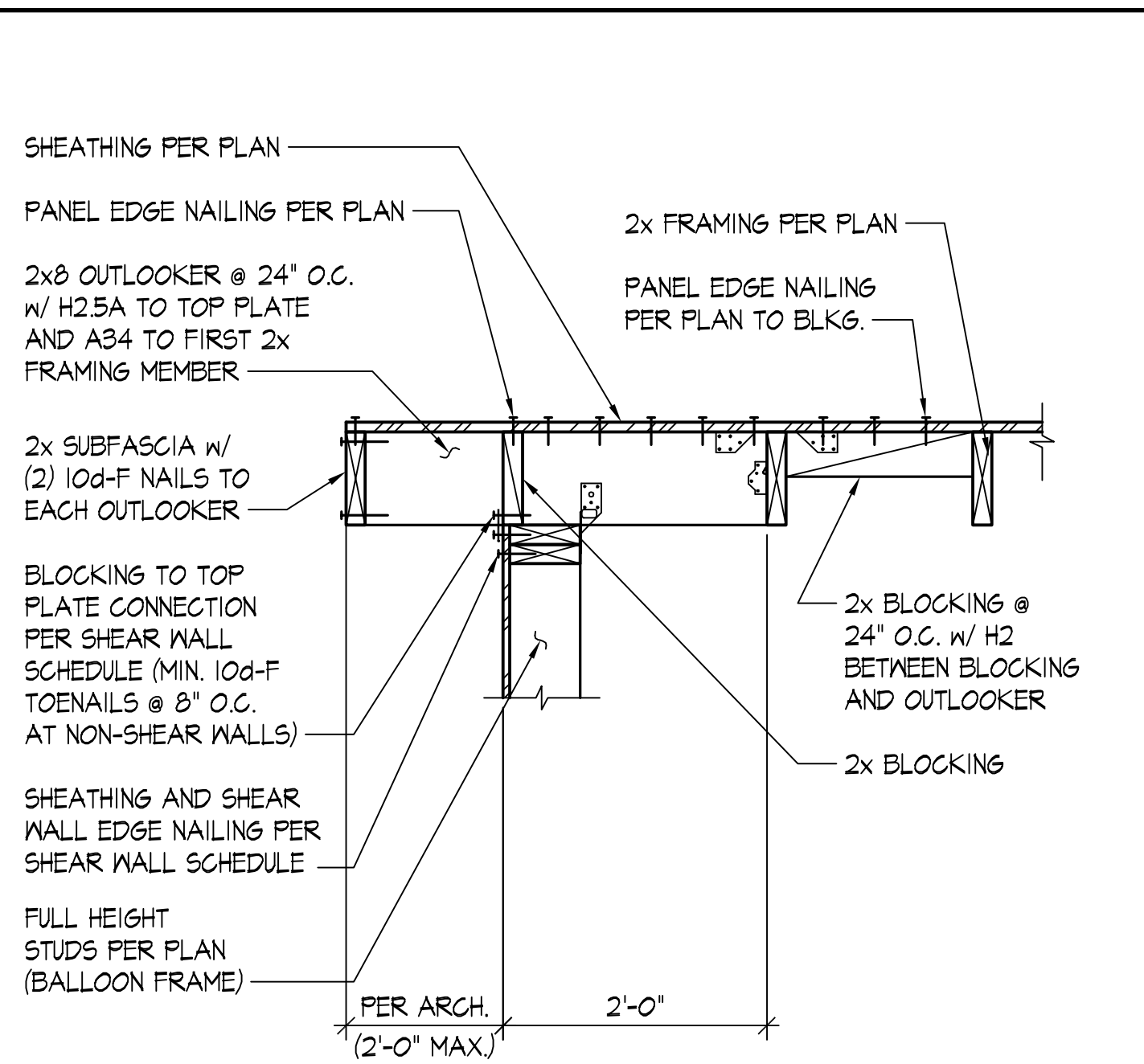
TYPICAL TRUSS DETAILS

SHEET: S4.4

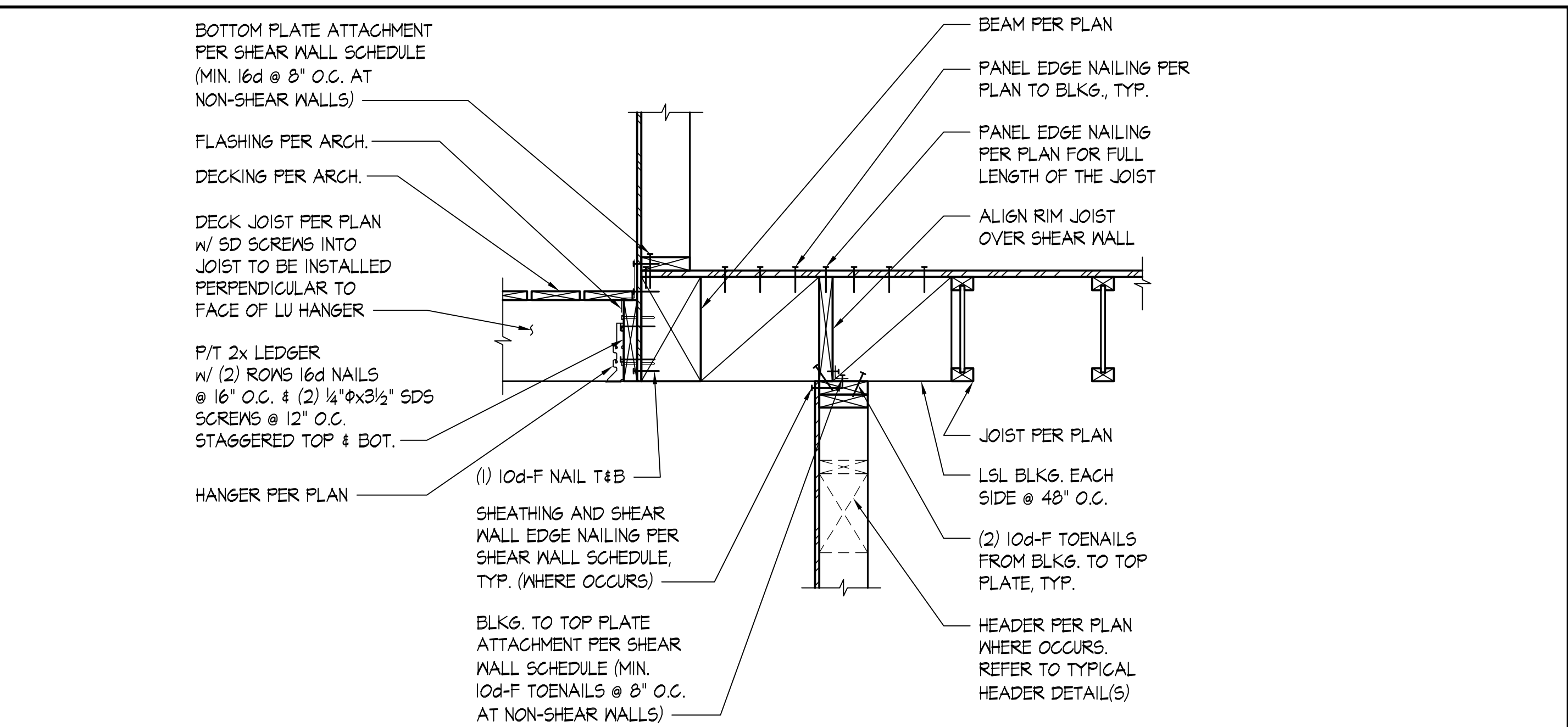
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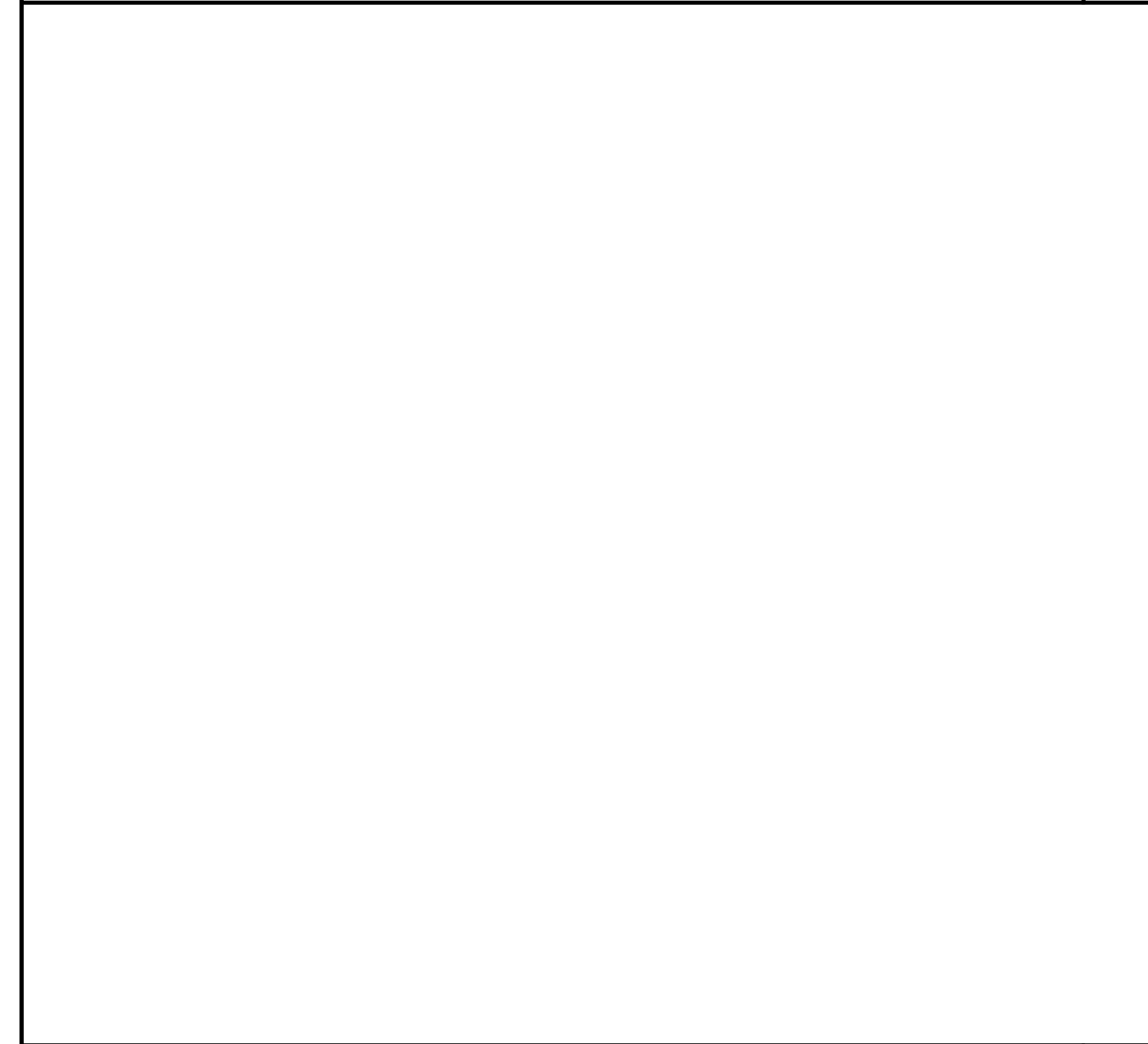
TYPICAL SLOPED ROOF FRAMING TO EXTERIOR WALL - 2x FRAMING PERPENDICULAR SCALE: 1"=1'-0" 1



TYPICAL EXTERIOR WALL TO 2x ROOF OUTLOOKER - 2x FRAMING PARALLEL SCALE: 1"=1'-0" 2



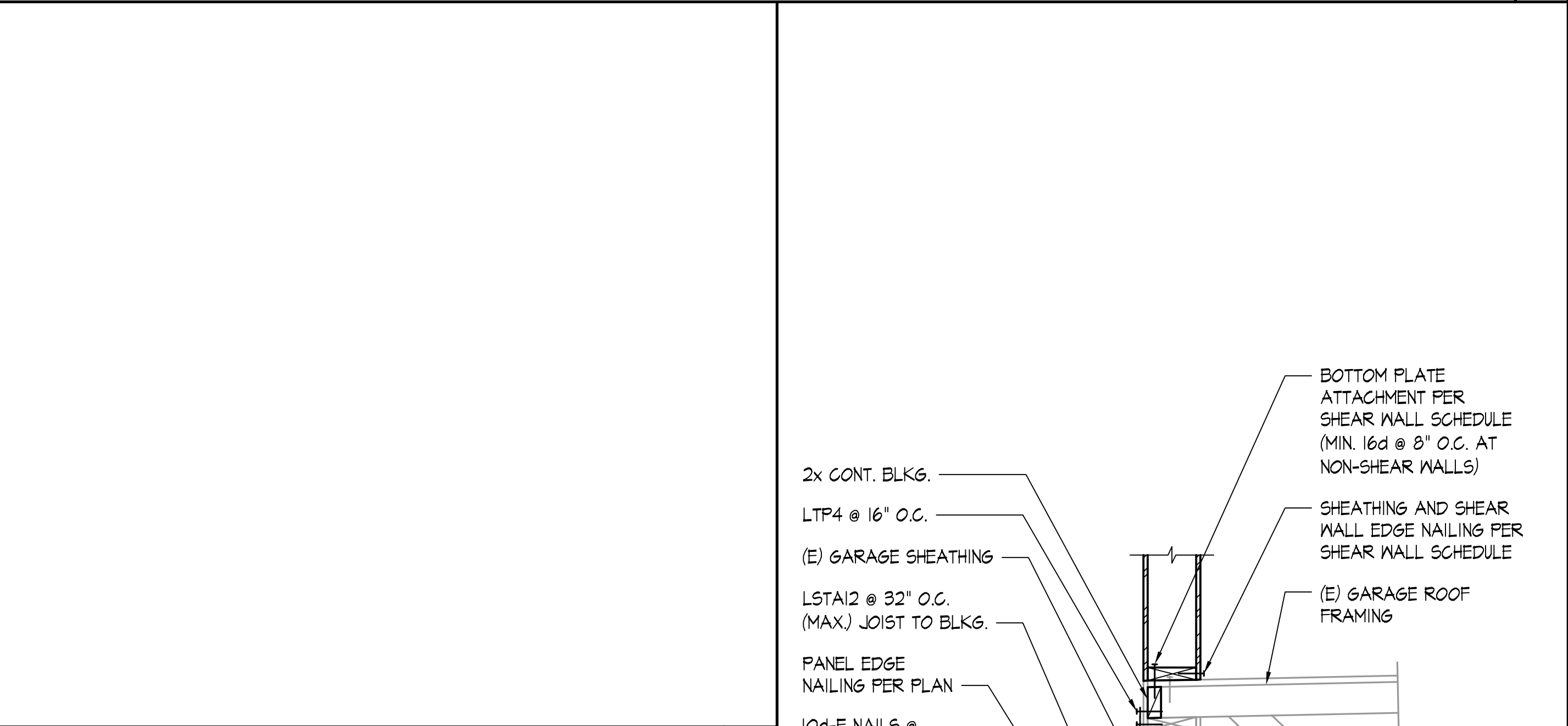
EXTERIOR WALL W/ BEAM SUPPORT PARALLEL TO I-JOISTS SCALE: 1"=1'-0" 4



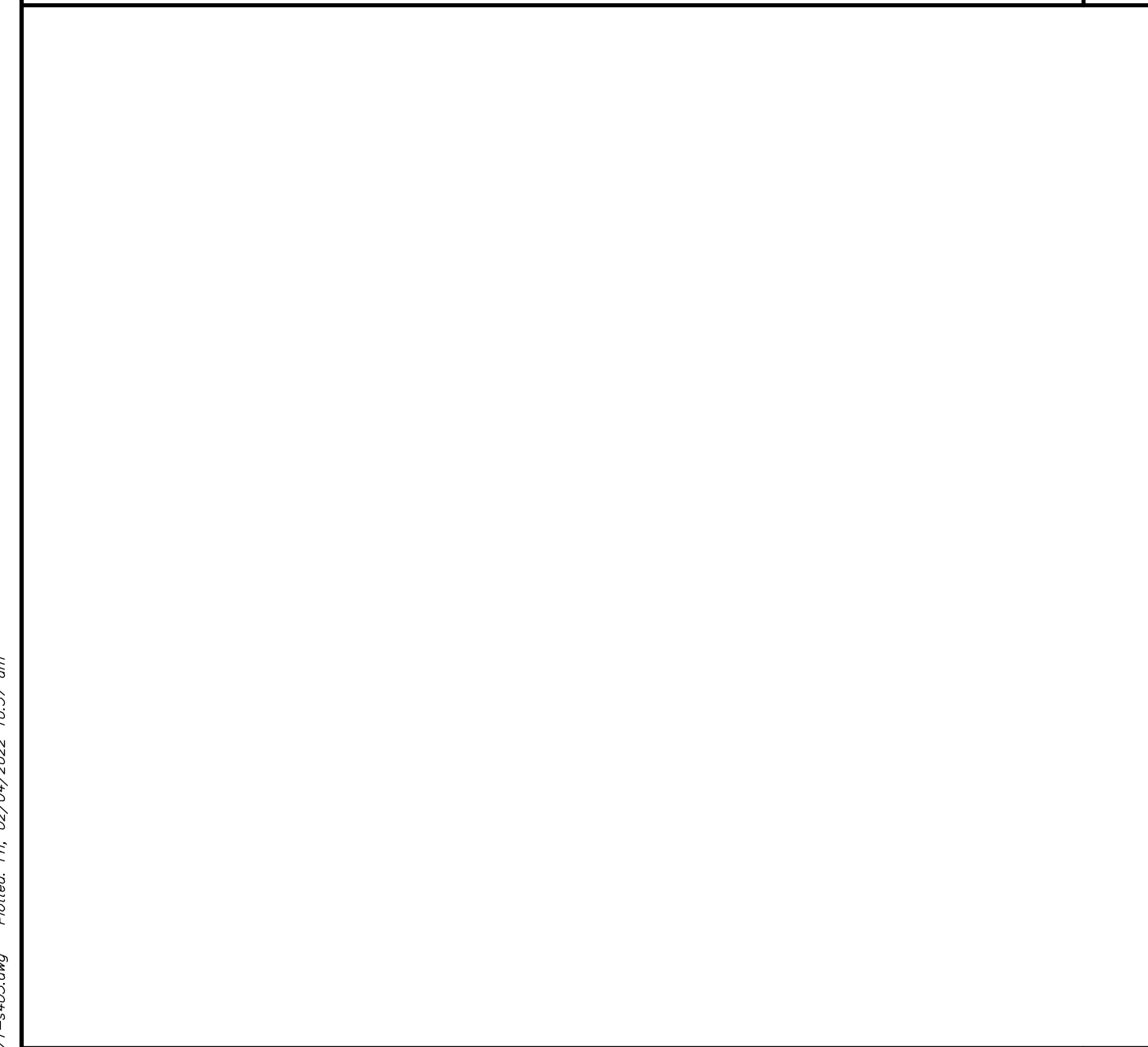
DETAIL SCALE: 1"=1'-0" 5



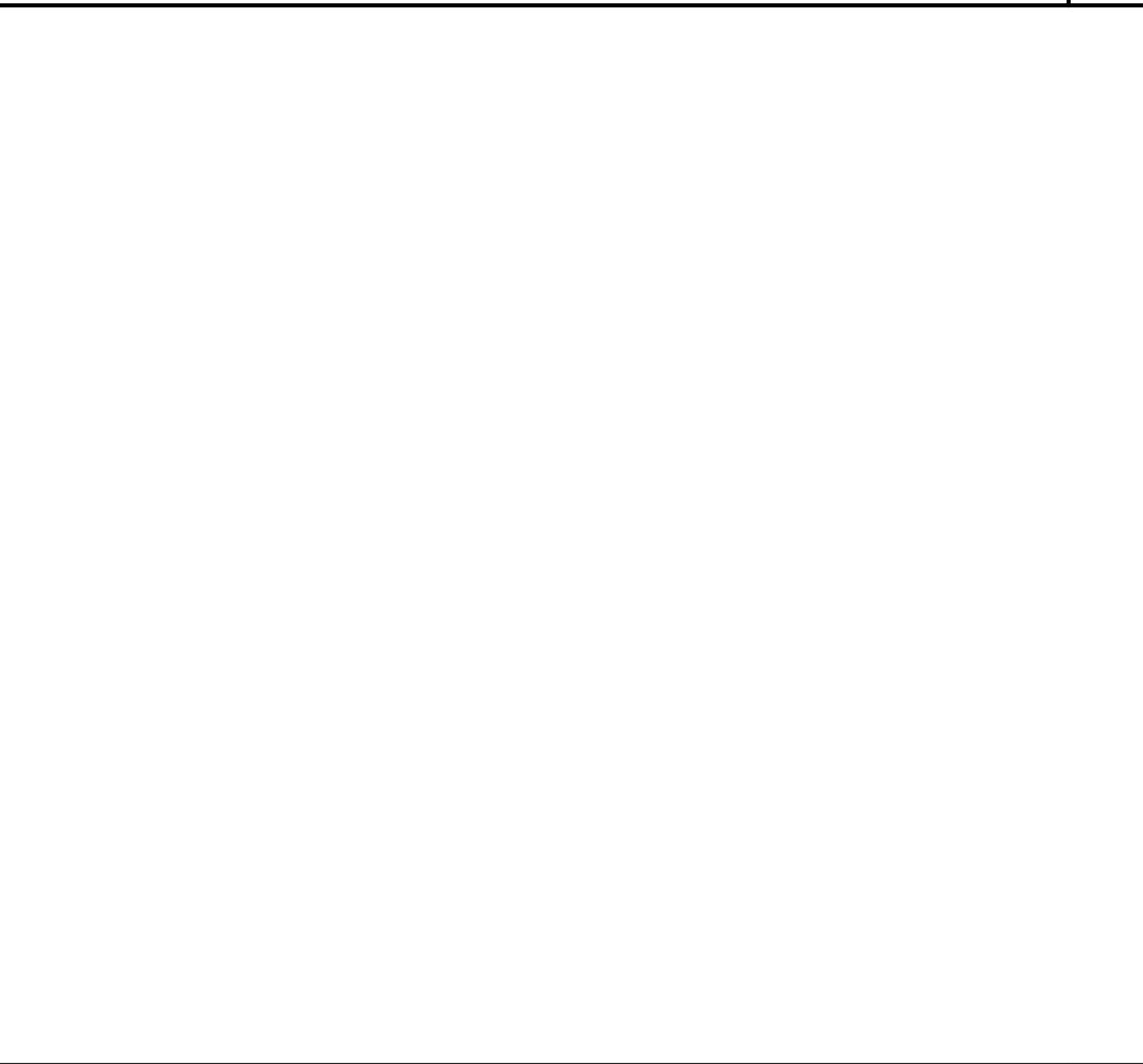
DETAIL SCALE: 1"=1'-0" 6



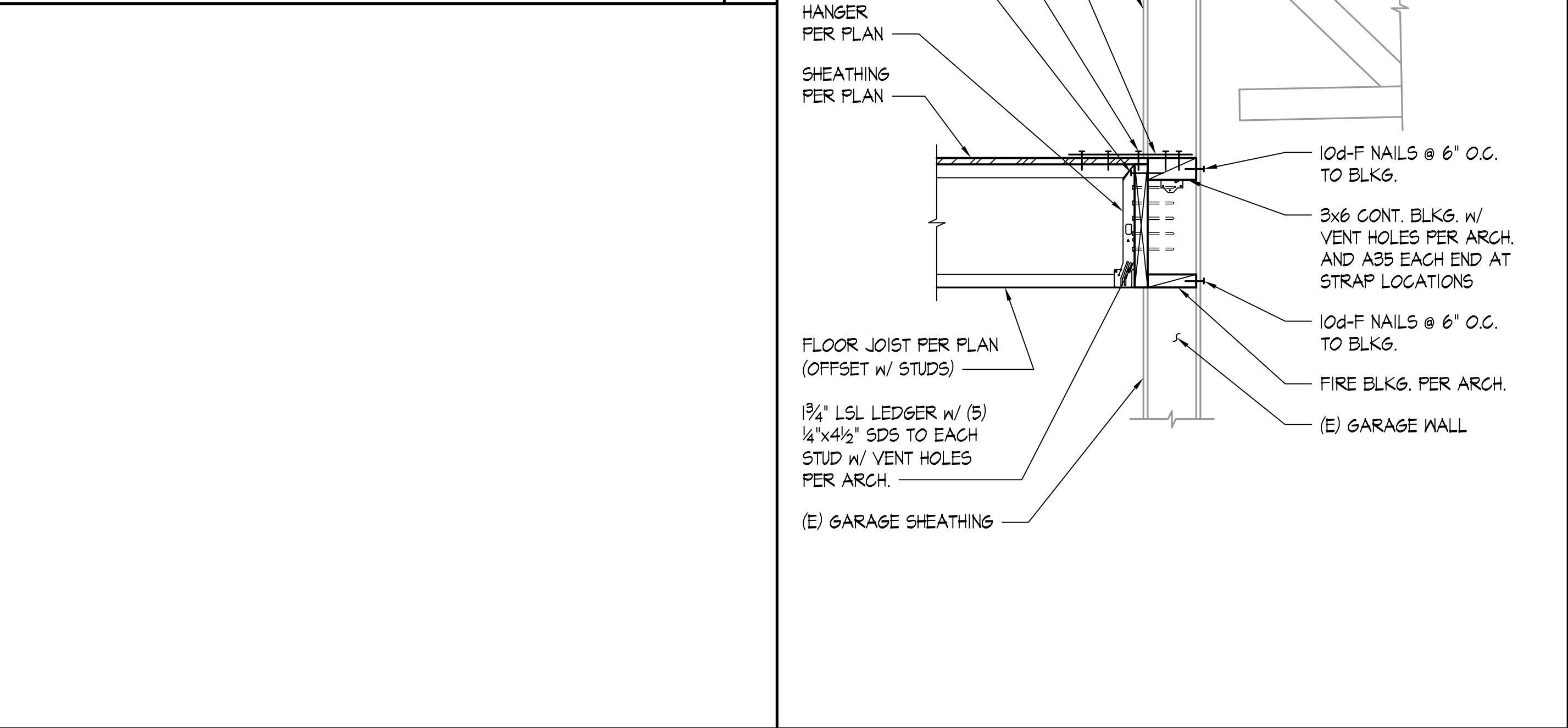
DETAIL SCALE: 1"=1'-0" 7



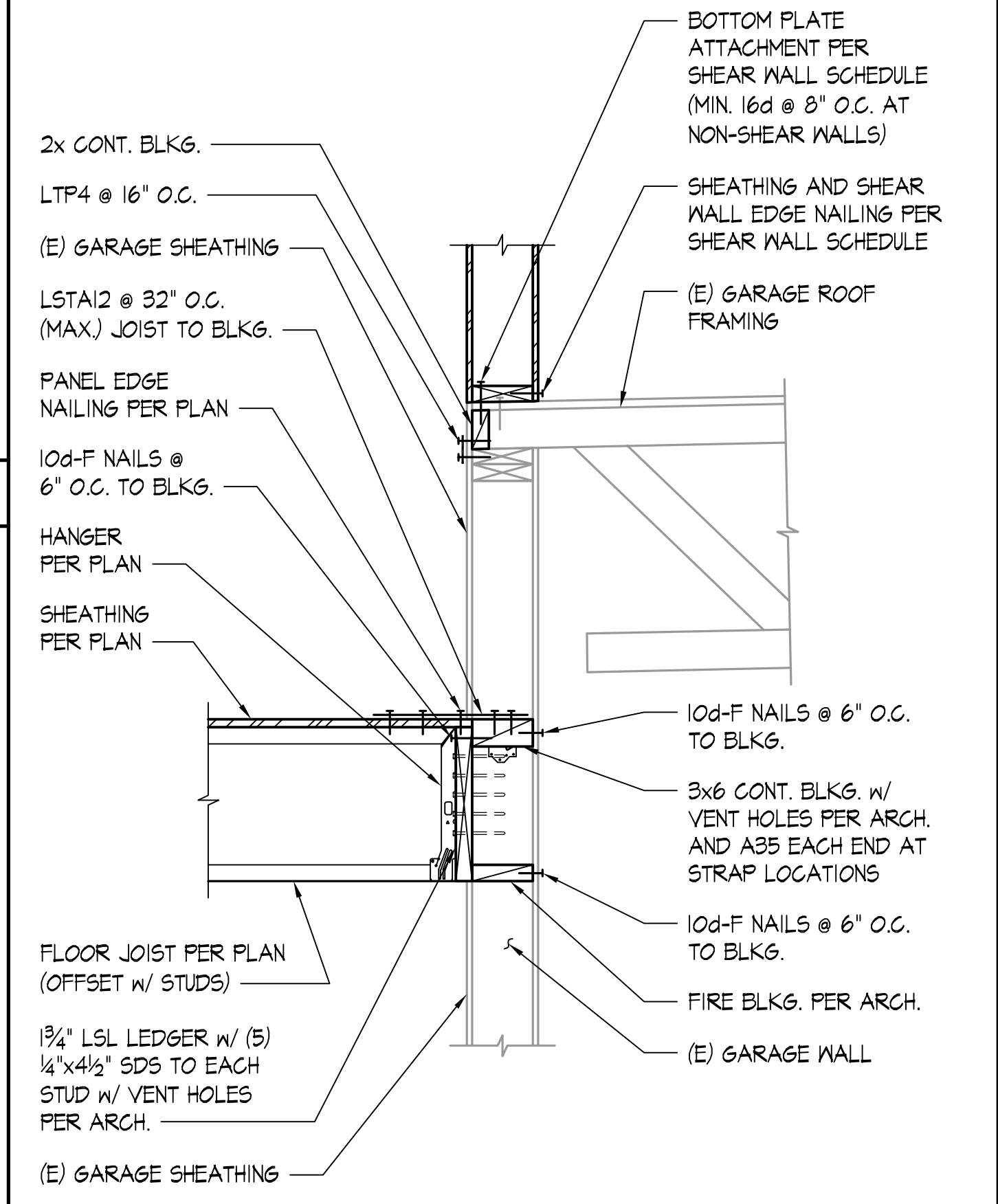
DETAIL SCALE: 1"=1'-0" 9



DETAIL SCALE: 1"=1'-0" 10



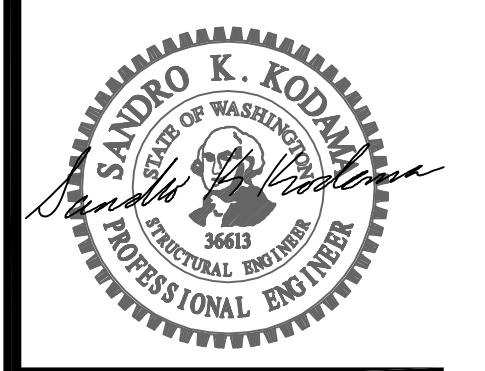
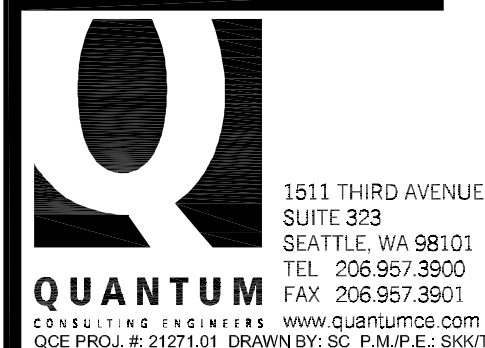
DETAIL SCALE: 1"=1'-0" 11



DETAIL SCALE: 1"=1'-0" 12

File: 271-4015.dwg Plotdate: Fri, 10/14/2022 10:37 am

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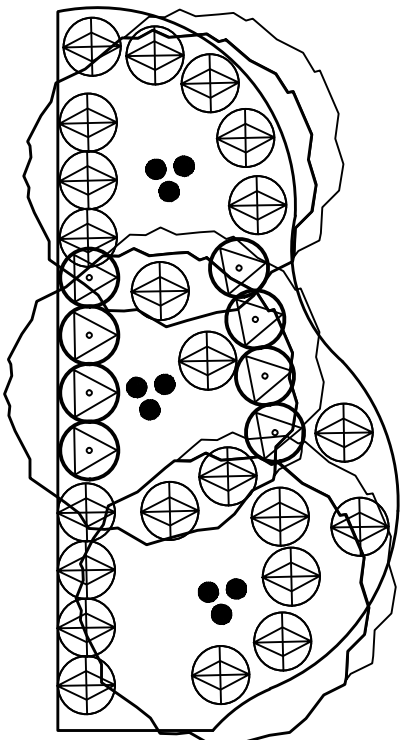
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TYPICAL DETAILS
 SHEET:
S4.5

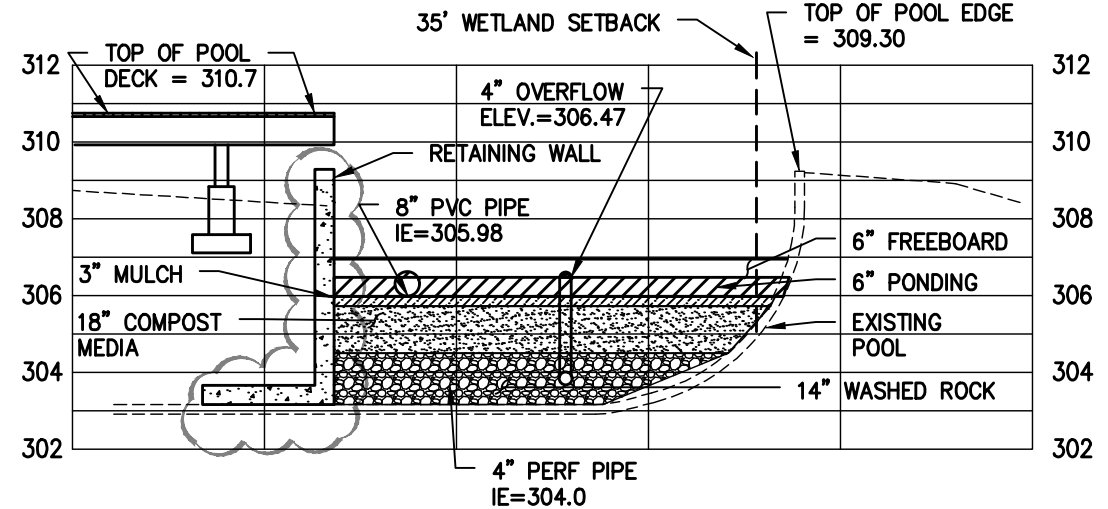
BIORETENTION PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/COND./SPACING
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'/ SERVICEBERRY*	MULTI-STEM., MIN 3 STEMS, 6' HT./ B&B/ PER PLAN
	JUNCUS EFFUSUS/ COMMON RUSH*	1 GAL./CONT./24" O.C.
	CAREX OBNUPTIA/ SLOUGH SEDGE*	1 GAL./CONT./24" O.C.
	IRIS SIBERICA/SIBERIAN IRIS*	1 GAL./CONT./24" O.C.
	CORNUS STOLONIFERA 'KEELSEY'/ KEELSEY'S DOGWOOD*	2 GAL./CONT./24" O.C.
	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY HOLLY*	2 GAL./CONT./24" O.C.

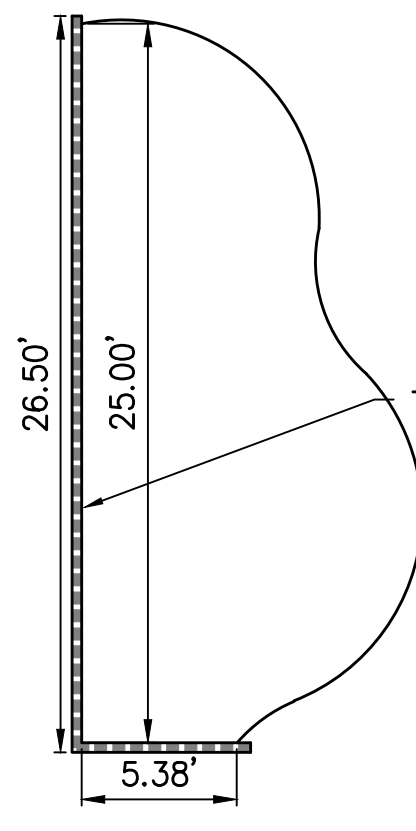
*INDICATES DROUGHT TOLERANT OR NATIVE



PLANTING DIAGRAM INSIDE PLANTER



SECTION A BIO RETENTION PLANTER
1"=5' H & V



INSIDE PLANTER WALL DIMENSIONS

CONTRACTOR NOTE:
1. REFER TO WALL SECTION ON SHEET A2 (C) CONCRETE POOL CLOSURE.
2. EXISTING POOL TO BE FILLED WITH LEAN CONCRETE TO ELEVATION 302.89.

STORM DRAINAGE NOTES:

- FLOW SPREADER
- TYPE I CB W/ SOLID LID RIM=299.0± IE=296.0±, 8" W IN IE=296.0±, 8" N OUT IE=296.0±, 8" S OUT
- 47LF ~ 8" HDPE FUSE WELDED LAID ON THE HILLSIDE SLOPE @ EXISTING GRADE.
- TYPE 26 INLET W/SOLID LID RIM=309.0± IE=307.72, 6" PVC, W IN IE=307.72, 8" HDPE, E OUT
- 6" 45° BEND IE=307.77
- 6" X 4" TEE IE=307.80, 4" S GARAGE FOOTING DRAIN CONNECTION
- 38LF ~ 6" PVC 1.0%
- 6" X 6" WYE IE=308.18
- 2LF ~ 8" PVC @ 1.0%
- 6" CLEANOUT RIM=309.0± IE=308.2
- 2LF ~ 6" PVC @ 1.0%
- 6" 45° BEND IE=308.24
- 29LF 6" @ 1.0%
- 6" X 4" WYE IE=308.34
- 6" X 4" WYE IE=308.53
- 6" CLEANOUT RIM=310.0± IE=308.50
- 3LF 4" @ 1.0%
- 4" 45° BEND IE=308.53
- 30LF 4" @ 1.0%
- 4" STUB WITH CAP IE=308.83 FUTURE OUTLET FOR BIO-RETENTION PLANTER
- 12LF 4" PVC SOLID PIPE @ 1.0% FOR FOOTING GARAGE FOOTING DRAIN ONLY.
- 1" PVC FORCE MAIN FROM PUMP STATION
- PUMP STATION TYPE II 54" CATCHBASIN W/SOLID LID RIM=309.2± IE=308.75, 1" FM IE=303.94, 6"
- 6LF 4" PVC @ 1.0% INSIDE BIO RETENTION PLANTER 4" IE=304.0
- 4" PERFORATED PIPE @ 0.0% ELEVATION =304.0
- 89LF 8" @ 1.0%
- 8" X 4" TEE IE=308.43 GARAGE ROOF DRAIN CONNECTION
- TYPE I CB W/ GRATE LID RIM=308.75± IE=306.87 8" W IN IE=306.87 8" N OUT
- 89LF 8" PVC @ 1.0%
- TYPE I CB W/ GRATE LID RIM=309.8 IE=307.76, 8" E OUT

TREE PROTECTION NOTE:

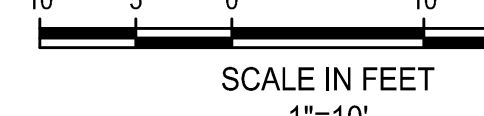
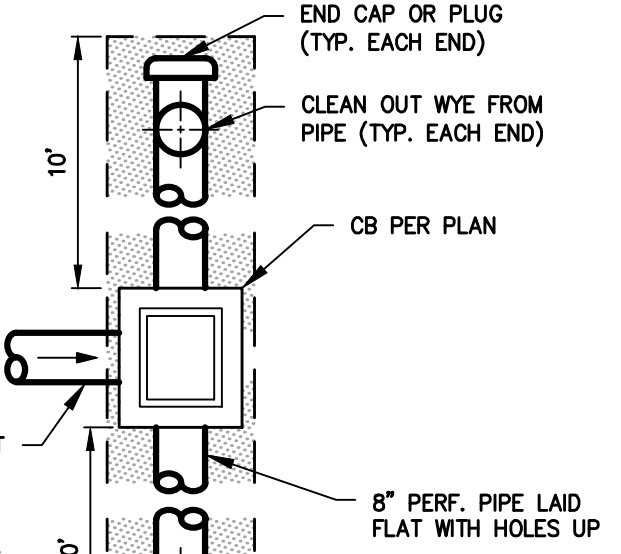
CONTRACTOR TO PROTECT ALL TREES TO REMAIN WITHIN THE CRITICAL AREA SETBACK. CONTRACTOR TO CALL OUT ARBORIST ON SITE DURING ANY EXCAVATION WITHIN THE TREE DRIPLINES.

AREA #1 AIR SPADE WORK AT SITE ONE WAS TO A DEPTH OF 18". TWO ROOTS FROM TREE 7 WERE FOUND 2" IN DIAMETER, NUMEROUS FIBROUS ROOTS WHERE ALSO FOUND. PROPER CUTTING OF THESE ROOTS BY HAND WILL NOT ADVERSELY AFFECT THE TREE. APPLICATION OF MULCH OVER THE REMAINING ROOT SYSTEM AND APPLICATION OF FERTILIZER IN ADVANCE OF CONSTRUCTION WILL HELP THE TREE OVERCOME ANY STRESS FROM ROOT PRUNING.

AREA #2 AIR SPADE WORK TO 18" IN DEPTH SHOWED THAT ROOTS FROM THE NEARBY TREES HAS BEEN RESTRICTED BY THE CURRENT CONCRETE PAD WITH ROOTS RUNNING UP TO AND ALONG THE EDGE OF THE PAD. THE LOCATION OF THE DRAINAGE IS EXPECTED TO HAVE MINIMAL EFFECT ON ROOTS THAT HAVE MANAGED TO GROW TO THE LOCATION. MINOR ADJUSTMENT OF THE THE DRAIN LOCATION AT THE TIME OF INSTALLATION WILL FURTHER MINIMIZE ROOT ENCROACHMENT. MULCHING AND FERTILIZER APPLICATION AND POSSIBLE ROOT PRUNING IN ADVANCE OF CONSTRUCTION WILL HELP WITH ANY TREE STRESS.

NOTES:

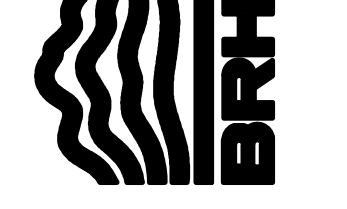
- CONSTRUCT TRENCH TO PREVENT POINT DISCHARGE AND/OR EROSION
- TRENCH AND GRADE BOARD MUST BE LEVEL



24" x 36" 3/12/2021 U:\C3D\2019\2019094\ENGINEERING\0-PLAN_SHEETS\0_GRD.DWG



BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
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1-800-935-0508
FAX# (206) 323-7135

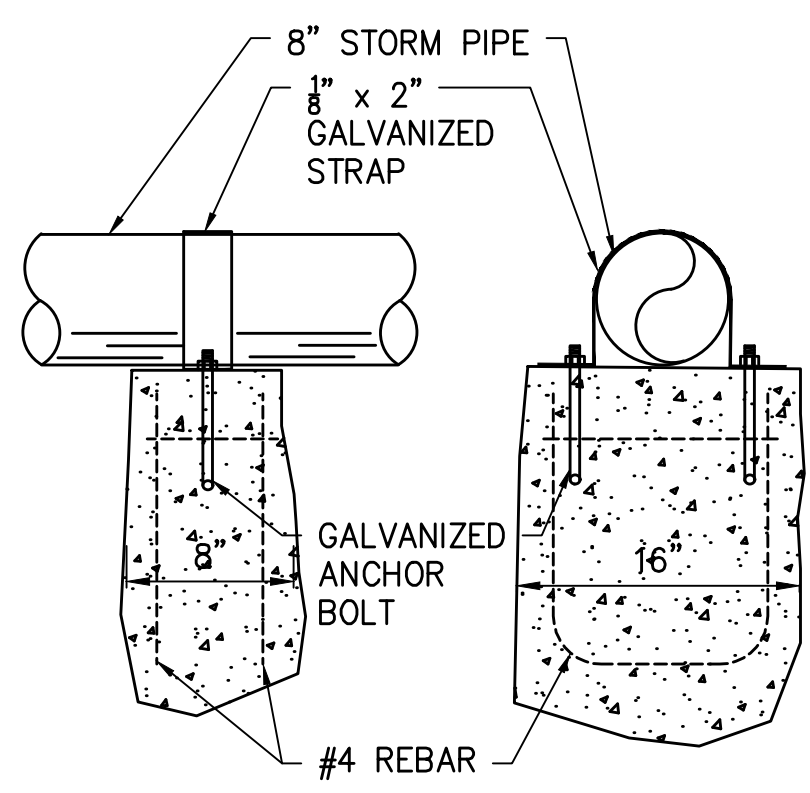


NO.	REVISION	DATE

STORM DRAINAGE PLAN
8822 S.E. 62ND STREET
HEADRICK RESIDENCE
MERCER ISLAND KING COUNTY WASHINGTON

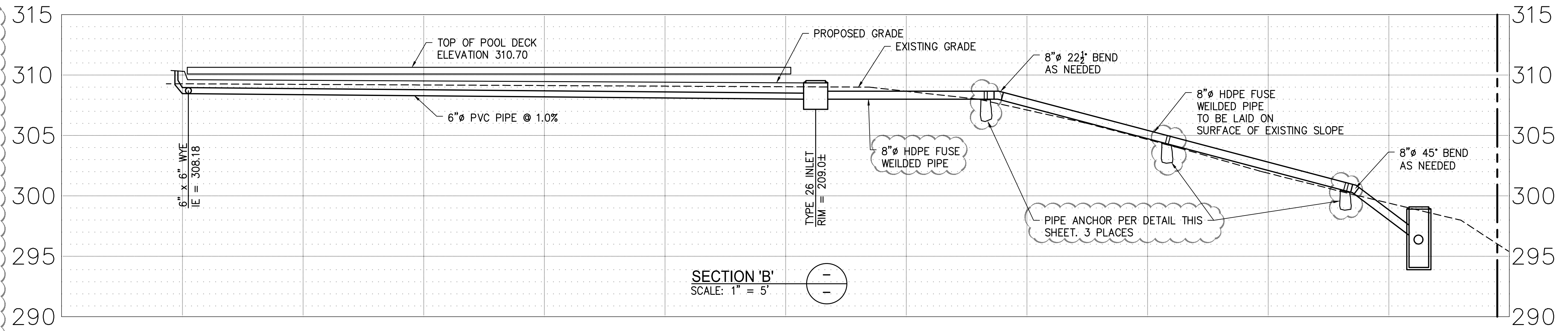
drawn by	checked by
WPG	TFD
scale	date
AS SHOWN	03/15/21
job no.	2019094.00
sheet	C2 of





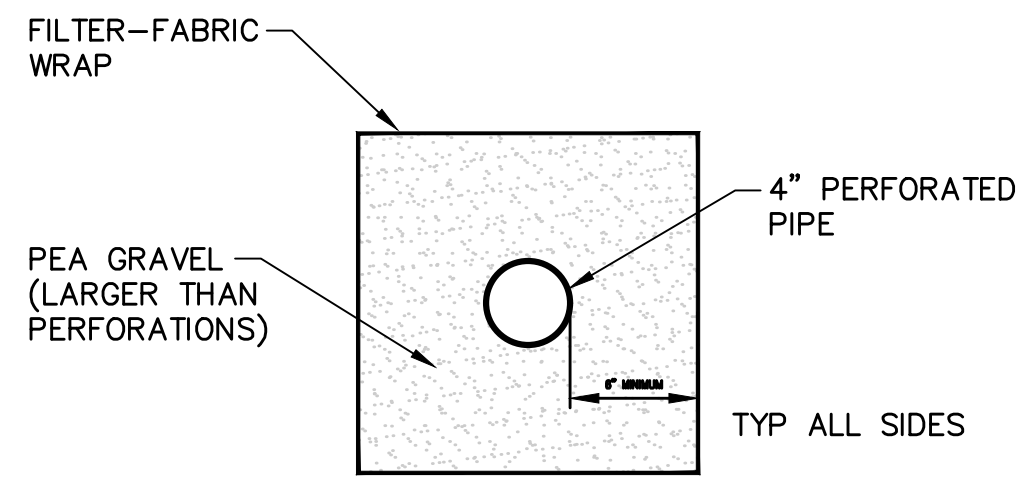
PIPE ANCHOR

NO SCALE



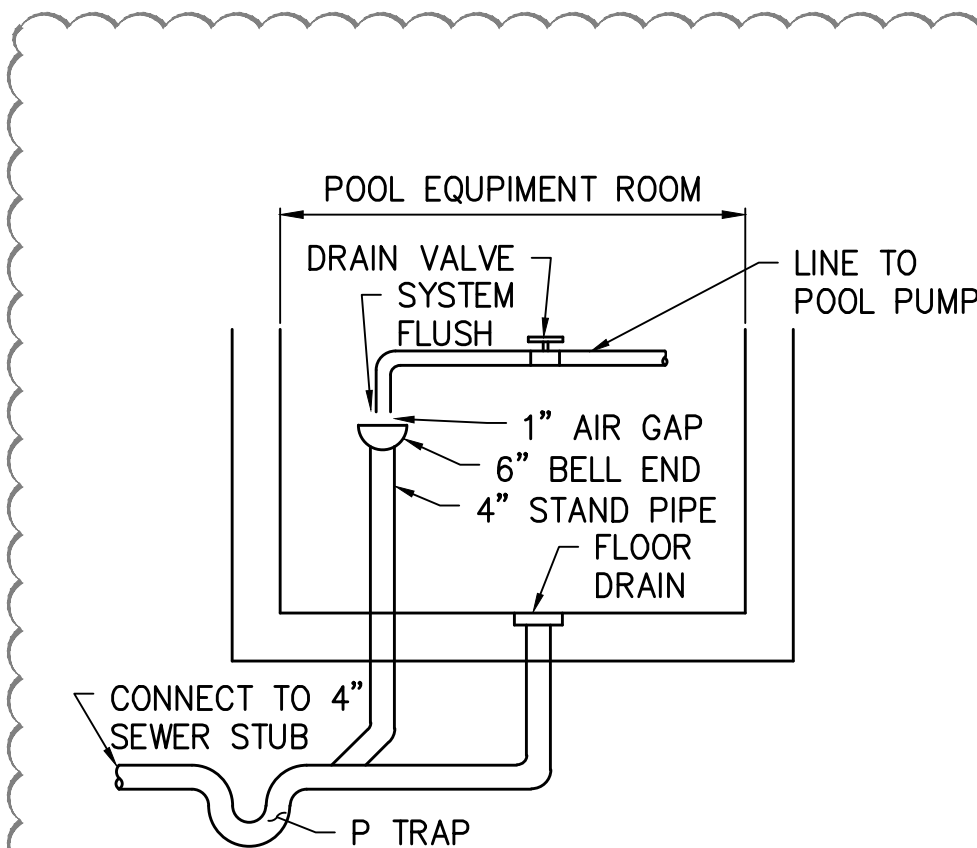
SECTION 'B'

SCALE: 1" = 5'



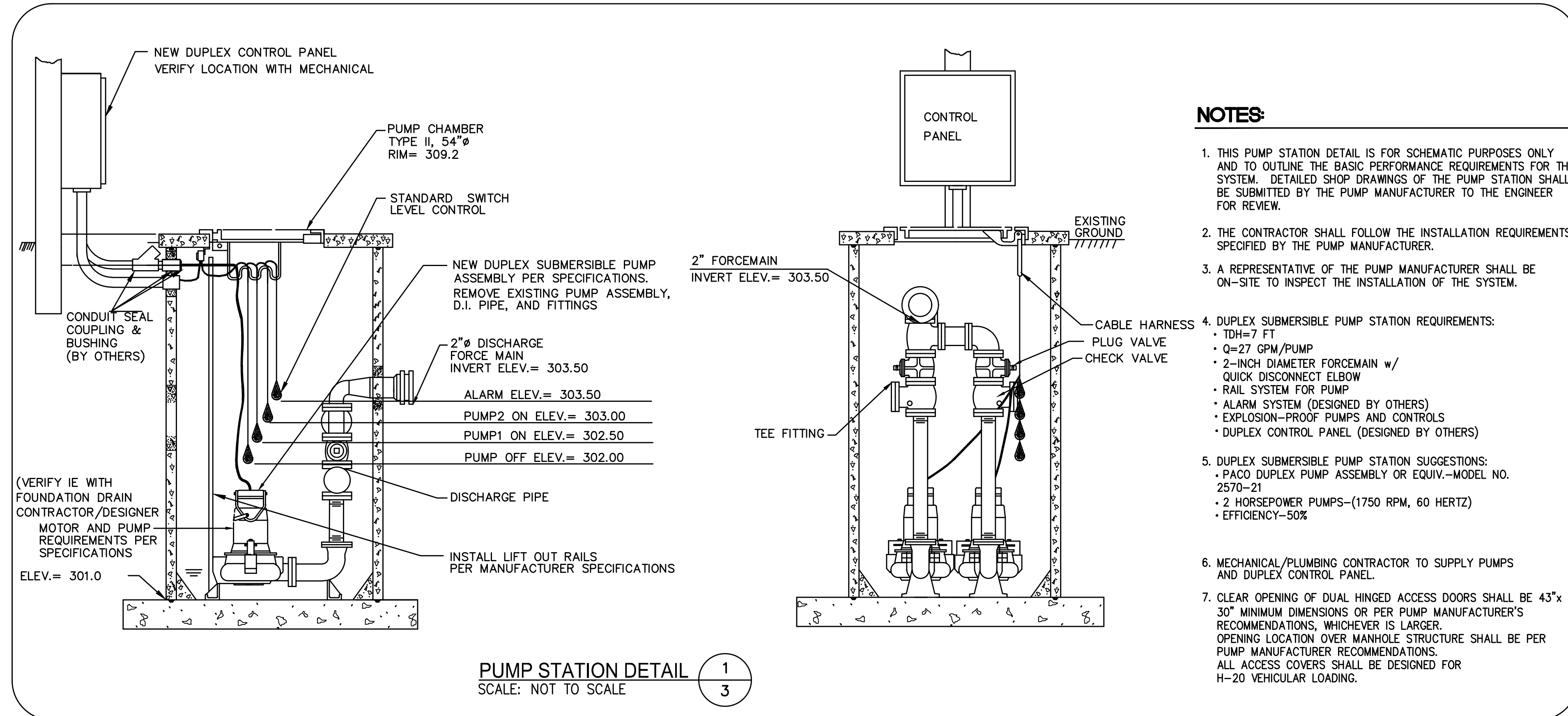
FOOTING DRAIN

NO SCALE



POOL DRAIN IN GARAGE

NO SCALE



PUMP STATION DETAIL

SCALE: NOT TO SCALE

1/3

NOTES:

- THIS PUMP STATION DETAIL IS FOR SCHEMATIC PURPOSES ONLY AND TO OUTLINE THE BASIC PERFORMANCE REQUIREMENTS FOR THE SYSTEM. DETAILED SHOP DRAWINGS OF THE PUMP STATION SHALL BE SUBMITTED BY THE PUMP MANUFACTURER TO THE ENGINEER FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE INSTALLATION REQUIREMENTS SPECIFIED BY THE PUMP MANUFACTURER.
- A REPRESENTATIVE OF THE PUMP MANUFACTURER SHALL BE ON-SITE TO INSPECT THE INSTALLATION OF THE SYSTEM.
- DUPLEX SUBMERSIBLE PUMP STATION REQUIREMENTS:
 - TDH=7 FT
 - Q=27 GPM/PUMP
 - 2-INCH DIAMETER FORCEMAIN w/ QUICK DISCONNECT ELBOW
 - RAIL SYSTEM FOR PUMP
 - ALARM SYSTEM (DESIGNED BY OTHERS)
 - EXPLOSION-PROOF PUMPS AND CONTROLS
 - DUPLEX CONTROL PANEL (DESIGNED BY OTHERS)
- DUPLEX SUBMERSIBLE PUMP STATION SUGGESTIONS:
 - PACO DUPLEX PUMP ASSEMBLY OR EQUIV.-MODEL NO. 2570-21
 - 2 HORSEPOWER PUMPS-(1750 RPM, 60 HERTZ)
 - EFFICIENCY-50%
- MECHANICAL/PLUMBING CONTRACTOR TO SUPPLY PUMPS AND DUPLEX CONTROL PANEL.
- CLEAR OPENING OF DUAL HINGED ACCESS DOORS SHALL BE 43"x 30" MINIMUM DIMENSIONS OR PER PUMP MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS LARGER. OPENING LOCATION OVER MANHOLE STRUCTURE SHALL BE PER PUMP MANUFACTURER RECOMMENDATIONS. ALL ACCESS COVERS SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING.



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NO.	REVISION	DATE

STORM DRAINAGE DETAILS
 8822 S.E. 62ND STREET
 HEADRICK RESIDE
 MERCER ISLAND KING COUNTY WASHINGTON

drawn by	checked by
WPG	TFD
scale	date
AS SHOWN	03/15/21
job no.	2019094.00
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EXISTING TREES

TREE #	TREE TYPE	DBH	DRIPLINE	RETAIN OR REMOVE
1.	WESTERN RED CEDAR	19" DBH	20' DL	RETAIN
2.	MOUNTAIN ASH	6" DBH	10' DL	RETAIN
3.	WESTERN RED CEDAR	48" DBH	21 DL	RETAIN
4.	JAPANESE MAPLE	9" DBH	15' DL	RETAIN
5.	PACIFIC DOGWOOD	7" DBH	15' DL	RETAIN
6.	MAGNOLIA	12" DBH	15' DL	RETAIN
7.	WESTERN RED CEDAR	33" DBH	20' DL	RETAIN
8.	WESTERN RED CEDAR	25" DBH	20' DL	RETAIN
9.	DOUGLAS FIR	20" DBH	20' DL	RETAIN
10.	DOUGLAS FIR	22" DBH	20' DL	RETAIN
11.	WESTERN RED CEDAR	33" DBH	18' DL	RETAIN
12.	HEMLOCK	15" DBH	18' DL	RETAIN
13.	HEMLOCK	15" DBH	18' DL	RETAIN
14.	HEMLOCK	14" DBH	15' DL	RETAIN
15.	HEMLOCK	12" DBH	12' DL	RETAIN
16.	WESTERN RED CEDAR	12" DBH	12' DL	RETAIN
17.	BIG LEAF MAPLE	28" DBH	25' DL	RETAIN
18.	BIG LEAF MAPLE	28" DBH	25' DL	RETAIN
19.	BIG LEAF MAPLE	27" DBH	20' DL	RETAIN
20.	WESTERN RED CEDAR	28" DBH	20' DL	RETAIN
21.	WESTERN RED CEDAR	57" DBH	24' DL	RETAIN
22.	WESTERN RED CEDAR	20" DBH	18' DL	RETAIN
23.	WESTERN RED CEDAR	18" DBH	20' DL	RETAIN
24.	WESTERN RED CEDAR	17" DBH	18' DL	RETAIN
25.	HEMLOCK	11" DBH	14' DL	RETAIN
26.	STUMP SPROUT			RETAIN
27.	STUMP SPROUT			RETAIN
28.	SPRUCE	39" DBH	22' DL	RETAIN
29.	PREVIOUSLY REMOVED			N/A
30.	BIG LEAF MAPLE	41" DBH	30' DL	RETAIN
31.	WESTERN RED CEDAR	14" DBH	12' DL	RETAIN
32.	WESTERN RED CEDAR	30" DBH	20' DL	RETAIN
33.	PREVIOUSLY REMOVED			N/A
34.	PREVIOUSLY REMOVED			N/A
35.	GINKO	10" DBH	12' DL	RETAIN
36.	THUNDERCLOUD PLUM	14" DBH	12' DL	RETAIN
37.	WESTERN RED CEDAR	21" DBH	15' DL	RETAIN

NEW / REPLACEMENT TREES

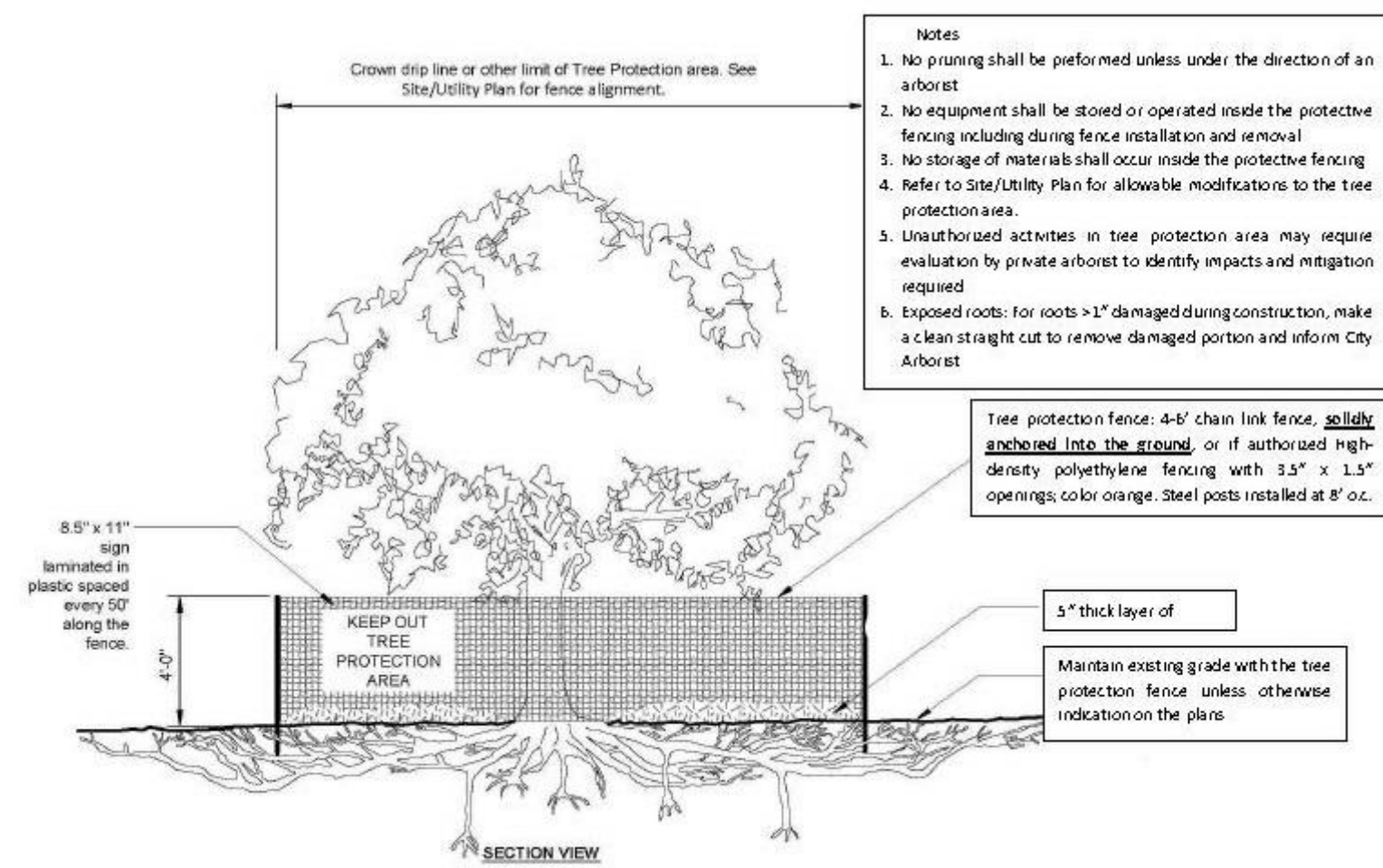
TREE #	TREE TYPE	PLANTED DBH
A.	WESTERN RED CEDAR	8" DBH
B.	WESTERN RED CEDAR	8" DBH
C.	WESTERN RED CEDAR	8" DBH

(REPLACEMENTS WITH 20' OF SEPARATION OR AS CLOSE TO IT AS POSSIBLE).

NOTE:

WHEN EXCAVATING FOR THE STORM PIPING THAT IS LOCATED WITHIN A TREES CRITICAL ROOT ZONE, THE EXCAVATION SHOULD BE DONE BY CAREFULLY DIGGING WITH HAND TOOLS OR BY USING AN AIRSPADE. SMALLER ROOTS CAN BE CUT IF NEEDED AND THE PIPING ROUTED AROUND LARGER ROOTS.

-REFER TO WETLAND RESOURCES SHEET 2/2 FOR RE-PLANTING IN THE CRITICAL AREA SPACE.



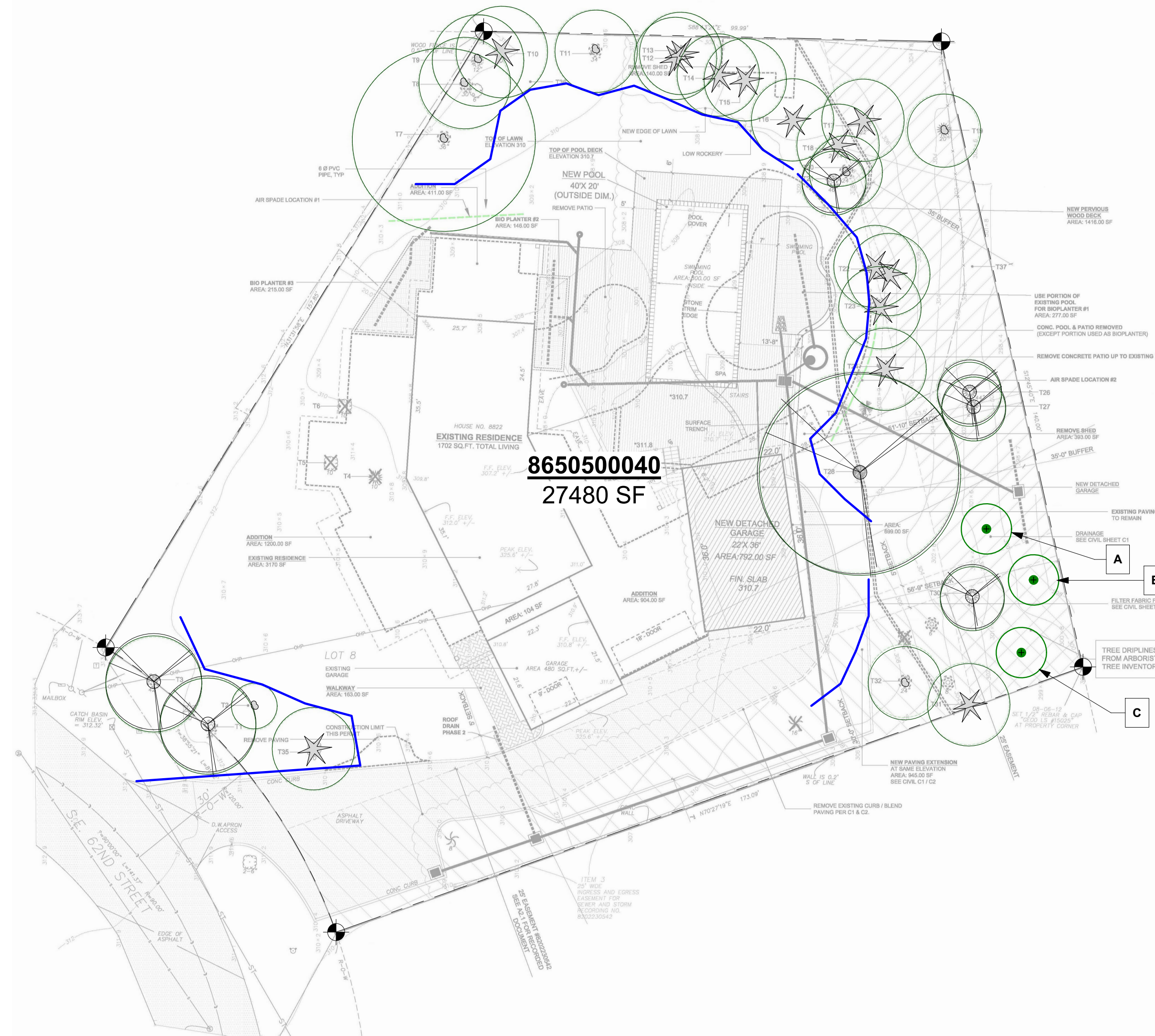
TREE PROTECTION DETAIL
3/4" = 1'-0"

ARBORISTS SITE PLAN
1" = 20'-0"

	1. TREES 10" AND GREATER
	2. TREES 24" AND GREATER
	3. TREES 36" AND GREATER
	4. EXCEPTIONAL TREES
	TREE TO BE REMOVED
	TREE PROTECTION FENCING
	NEW TREE



PHASE 2
ALL DATA WAS VERIFIED ON 3/12/22 DURING THE INSPECTION OF ALL TREES ON-SITE AND REMAINED THE SAME



arboristsNW

Arborists NW is a full spectrum arboricultural consulting and landscape design and installation provider. When you think tree and landscape services, think Arborists NW.

ONLINE: <https://arboristsnw.com/>
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EMAIL: neal@arboristsnw.com

No.	Description	Date
1	ARBORIST SITE INSPECTION	03/12/22

HEADRICK RESIDENCE (PHASE 2)

8822 SE 62ND STREET, MERCER ISLAND, WA 98040

HEADRICK RESIDENCE
(PHASE 2)

ARBORIST TREE PLAN

Project number	20006
Date	4/10/20
Drawn by	CW
Checked by	AB

L1

Scale As indicated